



# **FURNEUX PELHAM CONSERVATION AREA**

## **CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**



**Adopted 18 July 2017**

East Herts District Council  
Pegs Lane, Hertford, SG13 8EQ

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# **FURNEUX PELHAM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

**Adopted 18 July 2017**

This Character Appraisal has been produced by officers of East Herts District Council to identify the special architectural or historic interest, character and appearance of the Furneux Pelham Conservation Area, assess its current condition, identify threats and opportunities related to that identified special interest and any appropriate boundary changes.

The Management Proposals section puts forward initiatives for the Conservation Area designed to address the above identified threats and opportunities that will preserve and enhance its character and appearance.

A public meeting was held in Furneux Pelham Village Hall on 8 February 2017 to consider the draft Character Appraisal and the Management Proposals – for the latter, as required under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The draft document was then put to public consultation between 8 February and the 24 March 2017. This document was formally adopted by full council on 18 July 2017 upon the recommendation of the Executive Committee.

## **1. Introduction**

1.1. The historic environment cannot be replaced and is a resource that is both fragile and finite. Particularly in an age when society and its needs change with rapidity, the various historic and architectural elements of conservation areas can be perceived to interact in a complex manner and create a ‘unique sense of place’ that is appreciated by those lucky enough to reside in such special places and the many interested persons who appreciate and visit them.

1.2. East Hertfordshire District has a particularly rich and vibrant built heritage, featuring 42 conservation areas and over 4,000 listed buildings displaying a variety of styles representative of the best of architectural and historic designs from many centuries. Generally and very importantly the clear distinction between built form and open countryside has been maintained.

1.3. The District is situated in an economically buoyant region where an attractive environment, employment opportunities and excellent transport links, road rail and air, make it a popular destination to live and work. In addition to London, a short commuting distance away, the District is influenced by other factors beyond its administrative area, such as Stansted Airport and the towns of Harlow and Stevenage. With such dynamics it is inevitable that the historic environment will be subject to pressures which emphasize the need to protect it.

1.4. The East Hertfordshire Local Plan Second Review, adopted in April 2007, recognises these facts and commits the Council to review its conservation areas and their boundaries. The production of this document is part of this process.

1.5. Conservation areas are places which are considered worthy of protection as a result of a combination of factors such as the quality of the environment, spatial characteristics, the design and setting of the buildings or their historic significance. In addition to the individual qualities of the buildings themselves, there are other factors such as the relationships of the buildings with each other, the quality of the spaces between them and the vistas and views that unite or disrupt them. The relationship with adjoining areas and landscape, the quality of trees, boundary treatments, advertisements, road signage, street furniture and hard surfaces, are also important features which can add to or detract from the special interest, character and appearance of a conservation area.

1.6. This Character Appraisal recognises the importance of these factors and considers them carefully. Once approved, this document will be regarded as a 'material consideration' when determining (deciding) planning applications. The Management Proposals section puts forward simple practical initiatives that would preserve the Conservation Area from identified harm and also any appropriate projects and proposals that would, as and when resources permit, enhance its character and appearance.

1.7. The recommendations concerning non-listed buildings and structures are normally formed by the field-worker's observations made from the public realm and seldom involve internal inspection or discussions with owners. Thus such recommendations contained in this Character Appraisal might be subject to reconsideration through the planning application process, where that is necessary, and which would involve the submission of additional information. Similar considerations apply to estimating dates of buildings.

1.8. This Conservation Appraisal:

- Identifies the special architectural or historic interest, character and appearance of the Conservation Area;
- Identifies elements that make a positive contribution to the above special interest, character and appearance of the Conservation Area that should be retained, preserved or enhanced;
- Identifies those other elements that might be beneficially enhanced or, alternatively, replaced by something that makes the above positive contribution;
- Identifies detracting elements it would be positively desirable to remove or replace;
- Reviews the existing boundaries to ensure that they clearly define the Conservation Area and align with distinct changes of character with outside areas such that the Conservation Area is both cohesive and defensible;
- Identifies threats to the Conservation Area's special interest, character and appearance and any opportunities to enhance it.

1.9. The Management Proposals section:

- Puts forward any required boundary changes to omit or add areas to the Conservation Area that would make it both cohesive and defensible;

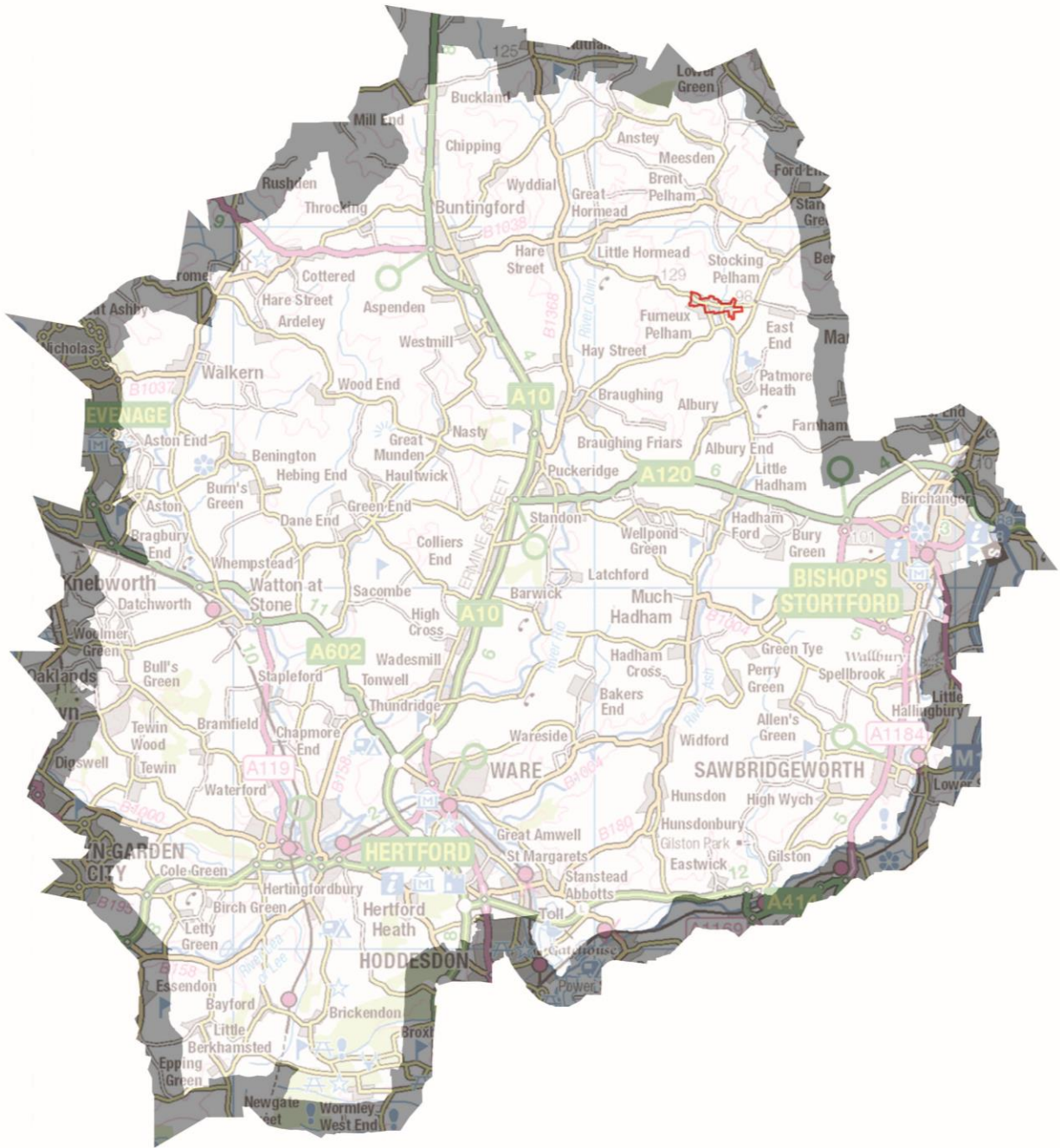
- Proposes measures and initiatives that address the threats to the Conservation Area's special interest, character and appearance identified in the Character Appraisal;
- Proposes initiatives and projects that exploit the opportunities identified in the Character Appraisal that both preserve and enhance the Conservation Area's special interest, character and appearance;
- Puts forward appropriate enhancement proposals mindful of any funding constraints.

1.10. The document was prepared with the assistance of members of the local community and includes additional input from the Parish Council and the public through the public meeting and the consultation exercise..

1.11. We would like to thank the staff at Hertfordshire County Council's Historic Environment Unit and the Archives and Local Studies Department, all of which have been very helpful. All historical documents referred to in this document are publically accessible at the Archives and Local Studies Centre at County Hall in Hertford.

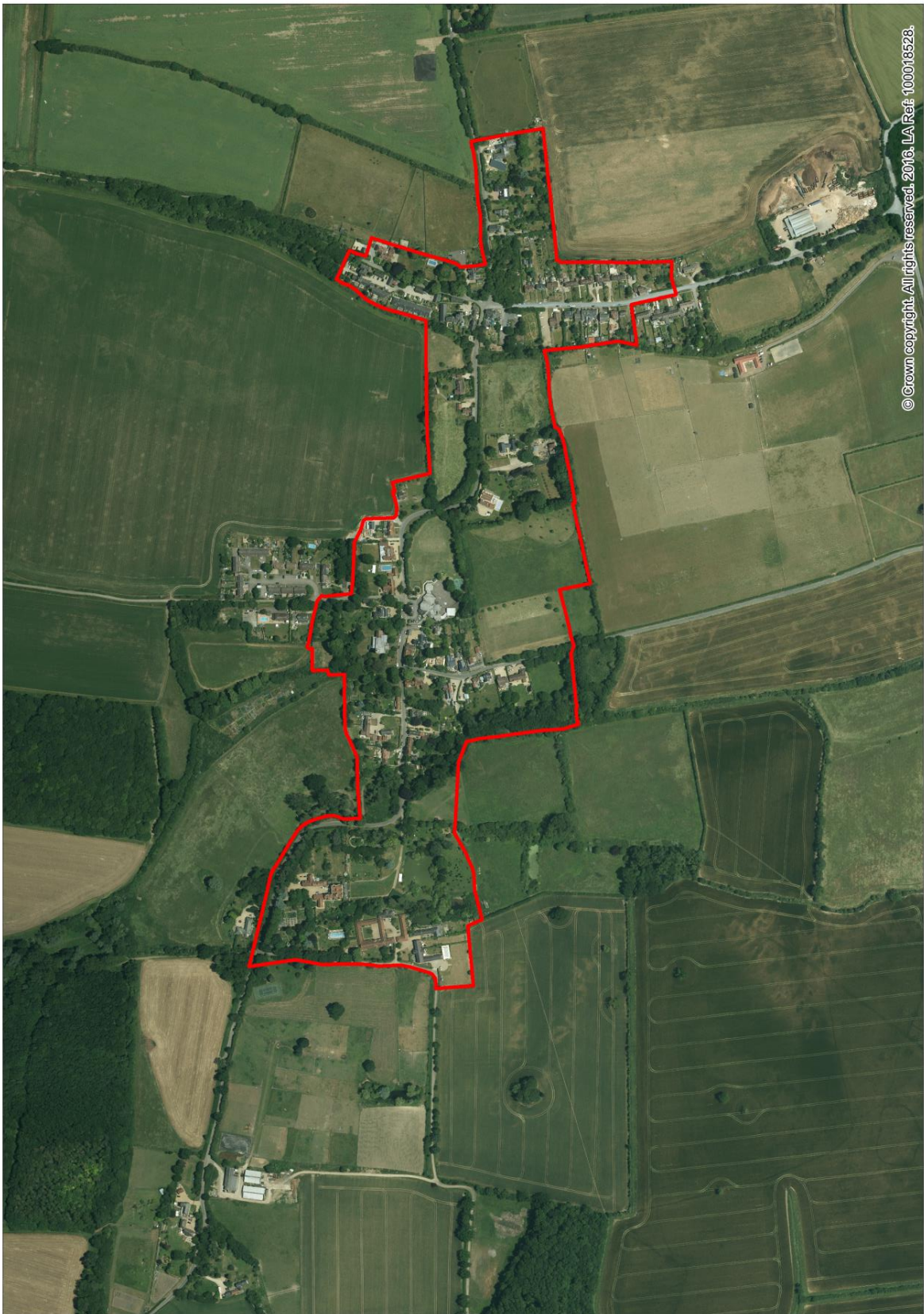
1.12. This document is written in three parts:

- Part A – Context.
- Part B – Conservation Area Character Appraisal.
- Part C – Conservation Area Management Proposals.



Map 1: Location of the Conservation Area in East Herts District





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Fig. 1: Aerial Photograph from 2015

## PART A – CONTEXT

### 2. Legal and Policy framework.

2.1. The legal background for designating a conservation area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This states that the Council shall from time to time (now defined as 5 years) review its area and designate any parts that are of ‘*special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ and to designate those areas as conservation areas.

2.2. Section 71 of the Act requires Councils to, from time to time (5 years), ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas, hold a public meeting to consider them and have regard to any views expressed at the meeting concerning the proposals.

2.3. The production of a Conservation Area Character Appraisal, which identifies the special interest and the threats and opportunities within a conservation area, is an essential prerequisite of the production of s.71 Management Proposals (although, interestingly, it is the production of the latter that is the statutory duty).

2.4. Planning Controls. Within conservation areas there are additional planning controls. If these are to be justified and supported it is important that the designated areas accord with the statutory definition and are not devalued by including land or buildings that lack special interest.

2.5. Planning permission is required for the demolition of a building in a conservation area but is subject to certain exceptions. For example, it does not apply to Listed Buildings (which are protected by their own legal provisions within the 1990 Act) but is relevant to other non-listed buildings in the Conservation Area above a threshold size set out in legislation\*. Looking for and assessing such buildings is therefore a priority of this Character Appraisal.

*\* The demolition of a building not exceeding 50 cubic metres is not development and can be demolished without planning permission. Demolition of other buildings below 115 cubic metres are regarded as 'Permitted Development' granted by the General Permitted Development Order, subject to conditions that may require the Council's 'prior approval' regarding methods of proposed demolition and restoration.*

2.6. Certain ecclesiastical buildings (which are for the time being used for ecclesiastical purposes) are not subject to local authority administration provided an equivalent approved system of control is operated by the church authority. This is known as the ‘ecclesiastical exemption’. Importantly in such circumstances, church authorities still need to obtain any other necessary planning permissions under the Town and Country Planning Act 1990.

2.7. Permitted Development. The Town and Country Planning (General Permitted Development) (England), Order 2015 defines the range of minor developments for which planning permission is not required. This range is more restricted in conservation areas. For example, the Order currently requires that the addition of dormer windows to roof slopes, various types of cladding, satellite dishes fronting a

highway and a reduced size of extensions, all require planning permission in a conservation area.

2.8. However, even within conservation areas there are other minor developments associated with many non-listed buildings that do not require planning permission. Where further protection is considered necessary to preserve a conservation area from harmful alterations carried out under such 'Permitted Development Rights', the law allows Councils to introduce additional controls if appropriate. Examples of such controls can commonly include some developments fronting a highway or open space, such as an external porch or the demolition of some gates, fences or walls or their alteration. The removal of existing architectural features that are identified as being important to the character or appearance of a conservation area (such as chimneys, traditional detailing or materials, porches, windows and doors or walls or railings) can be made subject to protection by a legal process known as an 'Article 4 Direction' which withdraws 'Permitted Development Rights'. The use of such Directions needs to be made in justified circumstances where a clear assessment of each conservation area has been made. In conducting this Character Appraisal, consideration will be given as to whether or not such additional controls are appropriate.

2.9. Works to Trees. Another additional planning control relates to trees located within conservation areas. Setting aside various exceptions principally relating to size, any proposal to fell or carry out works to trees has to be 'notified' to the Council. The Council may then decide whether to make the tree/s subject to a Tree Preservation Order. This Character Appraisal diagrammatically identifies only the most significant trees or groups of trees that make an important contribution to the character or appearance of the Conservation Area, particularly when viewed from the public realm. Other trees not specifically identified may still be suitable for statutory protection through a Tree Preservation Order. Some trees in the Conservation Area have already been made subject to Tree Preservation Orders.

2.10. Some hedges may be protected by the Hedgerow Regulations 1997. This legislation is particularly complicated and only applies in certain situations that are determined by the location and extent of the hedge, its age and or its historical importance, the wildlife it supports and its number of woody species. Whilst the Regulations do not apply to domestic garden hedges, such garden hedges which are considered to be visually important have been identified. It is hoped their qualities are recognised by owners and the community and will be retained.

2.11. National Planning Policy Framework. The principle emphasis of the framework is to promote 'sustainable development'. Economic, social and environmental factors should not be considered in isolation because they are mutually dependent and collectively define sustainable development. Positive improvements in the quality of the built, natural and historic environment should be sought, including replacing poor design with better design. Whilst architectural styles should not be imposed (unless, of course the conservation area is of a homogenous architectural style – which is not the case with Furneux Pelham) it is considered proper to reinforce local distinctiveness.

2.12. Of particular relevance to this document, the National Planning Policy Framework advises as follows:

- There should be a positive strategy in the Local Plan for the conservation of the historic environment and up-to-date evidence used to assess the significance of heritage assets and the contribution they make.
- Conservation areas. Such areas must justify such a status virtue of being of *'special architectural or historic interest'*.
- Heritage assets. A heritage asset is defined as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listings)' and non-designated assets – for example archaeological assets.*
- Considerable weight should be given to conserving such heritage assets and the more important they are the greater the weight. For example the effect of an application affecting a non-designated heritage asset should be taken into account and a balanced judgment reached. Substantial harm to or loss of a grade II listed building should be exceptional whilst harm to heritage assets of higher status, e.g. a grade I or II\* listed building should be wholly exceptional.
- Local Planning Authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance and proposals that preserve such elements should be approved.
- The use of Article 4 Directions to remove national permitted development rights should be limited to situations *'where this is necessary to protect local amenity or the well-being of the area...'*
- Green areas. Such areas of particular importance can properly be identified for special protection as Local Green Spaces in selected situations.

2.13. East Herts' Environmental Initiatives and Local Plan Policies. East Herts Council is committed to protecting conservation areas and implementing policies which preserve and enhance them; to support their preservation through the publication of design and technical advice and to be pro-active by offering grants and administering a Historic Buildings Grant Service. With regard to the latter, grants are awarded on a first-come-first-served basis in relation to works which result in the maintenance of listed buildings and other unlisted buildings of architectural or historic interest. Further details are available on the Council's website.

2.14. In respect of the above the Council has produced a number of leaflets and guidance notes that are available on the Council's website. These 'guidance notes on the preservation and repair of historic materials and buildings' provide useful information relevant to the preservation and enhancement of conservation areas. They will be updated as resources permit.

2.15. The Council also has a 'Heritage at Risk Register', originally produced in 2006, updated in 2012/2013 and again in 2016. This document is available on the Council's website. There are no such buildings identified as being 'At Risk' within the Furneux Pelham Conservation Area.

2.16. The East Herts Local Plan was adopted by the Council in 2007. The 'saved' policies set out in the plan remain in force and are relevant in relation to conservation area and historic building considerations. The Local Plan and its policies can be viewed on the Council's website or a copy can be obtained from the Council (contact details are set out in Section 8.3).

2.17. In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council is in the process of preparing a planning policy document which will replace the 2007 Local Plan. This will be known as the East Herts District Plan, and once adopted it will contain all of the relevant Council planning policies. As currently drafted this emerging District Plan advises that new development in a conservation area should, *inter alia*, conform to the content of the relevant Character Appraisal.

2.18. Furneux Pelham Conservation Area was first designated in 1973 and was reviewed in 1981.

## PART B – CONSERVATION AREA CHARACTER APPRAISAL

### 3. Origins and Historical Development

3.1 Within the existing conservation area boundary there are 30 records held on the Historic Environment Record by the County Archaeologist. Many of these relate to listed buildings, which are detailed later in this document, other notable historic buildings and a number of archaeological sites and associated finds. Together they demonstrate the diversity of Furneux Pelham's heritage and its considerable time depth. They include:-

- A general entry for the village.
- An entry for North View and South View on Violets Lane
- An entry for the Site of Bowyers farmstead (now gone, demolished mid-C20th).
- An entry for a possible remnant of a moat at Furneaux Pelham Hall
- An entry for the site of the village well (now gone, demolished mid-C20th).
- An entry for the site of a ford and footbridge which had been removed by 1898.
- An entry for two parallel ditches near Cranston Cottage which includes one in which pottery dating from C9th to C13th was found. The other appears to be later, perhaps late medieval to early post-medieval. They are possible former plot boundaries.
- An entry for the site of a large post-medieval pond in the grounds of what was the Yew Tree PH, but is now known as The Chantry House. The pond was filled in and laid to grass mid-C20th.
- An entry for the site of a village pound, which was removed prior to 1897.
- An entry for medieval ditches around the school, which were found to contain pottery dating from the mid-C12th to C14th, animal bones, oyster shells, daub, and fragments of tile and iron.
- An entry for the Old School, which was converted to a private house when the new school was built next door.
- An entry for a medieval ditch by the former White Lion PH, now White Lion House, which contained 3kg of medieval pottery, a worn piece of Roman pottery and two fragments of Roman tile.
- An entry for a post-medieval pit next to 3, The Street. It contained medieval peg tiles, post-medieval pottery and a clay tobacco pipe stem.
- An entry for a post-medieval pit next to the Old School House. It contained pottery dating from the C12th to C16th, a copper alloy dress pin, and animal bones from cattle, sheep and pigs.

3.2 Prehistoric. Britain has been intermittently inhabited by members of the Homo genus for about 750,000 years and Homo sapiens for about 40,000 years. The evidence suggests that the various genus lived side-by-side for many thousands of years before Homo sapiens, more intelligent, adaptable and, probably, aggressive, became predominant. The introduction of farming, when people learned how to produce rather than acquire their food, is widely regarded as one of the biggest changes in human history. The concept of farming reached Britain between about 5000-4500 BC. The first bronzes appear in Britain in the centuries just before 2500 BC. The Middle Bronze Age sees the introduction of field systems, which suggests that there was pressure on the land as the population increased. The Late Bronze Age (1250-800 BC) sees the start of the Celtic way of life, and is marked by new styles of metalwork and pottery<sup>1</sup>. It is known that Celtic tribes were in Hertfordshire from 700 BC. The Iron Age saw the gradual discovery of iron working technology, although iron artefacts did not become widespread until after 500-400 BC<sup>2</sup>. The population of Britain grew substantially during the Iron Age and probably exceeded one million. This population growth was made possible by the introduction of new crops and improvements to farming techniques, such as the introduction of the iron-tipped ploughshare. In the century immediately before the Roman conquest Hertfordshire was occupied by groups of late Iron Age people growing cereal crops and raising sheep, cattle and horses<sup>3</sup>. The steady expansion of the Roman Empire during the C1st BC resulted in successive waves of refugees from the continent crossing to southern Britain, and Hertfordshire was on the receiving end of a constant stream of new stimuli and processes. Rome appears to have established diplomatic relations with a number of tribes and may have exerted considerable political influence before the Roman conquest of England in AD 43.

3.3 Roman. After AD 43, all of Wales and England south of the line of Hadrian's Wall became part of the Roman Empire. Rome brought a unity and order to Britain that it had never had before. Prior to the Romans, Britain was a disparate set of peoples with no sense of national identity beyond that of their local tribe. In the wake of the Roman occupation, every 'Briton' was aware of their 'Britishness'<sup>4</sup>. However Roman rule started to dissolve due to the repeated withdrawal of troops to defend various interests on the Continent from attacks by powerful tribes such as the Goths<sup>5</sup>. In the year 406, the last remnants of the army were withdrawn, and in 409 the inhabitants of Roman Britain decided to take responsibility for their own defences, effectively ending Roman rule in Britain. Some contacts, particularly regarding the church were maintained, but new supplies of coin ceased to come into the country, with the consequence that trade quickly collapsed. Due to the loss of trade, the local population quickly had to become almost entirely self-sufficient, and had to rely on subsistence farming to make ends meet, so villas fell into disrepair and towns shrank in size.

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<sup>1</sup> Pryor, 2011

<sup>2</sup> Richards, 2011

<sup>3</sup> Niblett, 1995

<sup>4</sup> Ibeji, 2011

<sup>5</sup> Niblett, 1995

3.4 Anglo-Saxon. Initial contact with the Saxons was gradual and peaceful<sup>6</sup>. The Anglo-Saxon period stretched over 600 years, from 410 to 1066. It refers to settlers from the German regions of Anglia and Saxony, who made their way over to Britain after the fall of the Roman Empire. Anglo-Saxon settlers were effectively their own masters in a new land and they did little to keep the legacy of the Romans alive. They replaced the Roman stone buildings with their own wooden ones, and spoke their own language, which gave rise to the English spoken today. The county of Hertfordshire is an artificial creation of the late Saxon period, with boundaries that were determined by the military and administrative requirements of the time<sup>7</sup>. Within Hertfordshire Celtic names are extremely rare, which suggests that Anglo-Saxon settlement ultimately obliterated earlier British life<sup>8</sup>. Pela (or Peola), a Saxon leader, set up an observation post to defend against the Danes who had arrived by 689 AD. A moated site was built around the area of what is presently Stocking Pelham Hall. The Pelhams were repeatedly under siege until about 912 AD when the Danes were finally defeated. Stocking Pelham, the 'stockaded' ham of Pela's, was the centre of the Pelham district, and Brent Pelham and Furneux Pelham are later settlements<sup>9</sup>. Anglo-Saxon rule came to an end in 1066, soon after the death of Edward the Confessor, who had no heir. He had supposedly willed the kingdom to William of Normandy, but also seemed to favour Harold Godwinson as his successor. Harold was crowned king immediately after Edward died, but he failed in his attempt to defend his crown, when William and an invading army crossed the Channel from France to claim it for himself. Harold was defeated by the Normans at the Battle of Hastings in October 1066, and thus a new era was ushered in.

3.5 Domesday Book. The Domesday Book was a census commissioned by William I in 1086, after the Norman Conquest. There was only one Pelham mentioned at this time, but there are seven separate entries for different parts of it, which are detailed below. The Victoria County History<sup>10</sup>, states "Furneux Pelham cannot be certainly distinguished in the Domesday Survey from the other Pelhams, all of which were held of the Bishop of London in 1086 and afterwards. Since, however, it was in the 14<sup>th</sup> century in the same tenure as Hixham Hall, it may be conjectured that in 1086 it was comprised by the holding of Ranulf, then a tenant of the Bishop in Hixham and in Pelham".

The following images were created by Professor John Palmer and George Slater, and are accessed from the [opendomesday.org](http://opendomesday.org) website, and are reproduced here legally under a Creative Commons license. The accompanying explanatory quotes are from the reference 'Domesday Book: Hertfordshire'<sup>11</sup>.

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<sup>6</sup> Niblett, 1995

<sup>7</sup> Ibid

<sup>8</sup> Gover, Mawer, and Stenton, 1970

<sup>9</sup> Bailey, 2000

<sup>10</sup> Page, 1917

<sup>11</sup> Morris, 1976



In pelehā ten' Radulf de epō. i. hid 7 i. uirg. Tpa ē 5 pōc.  
 v. car. In dñio sunt. ii. 7 iii. pōc fieri. Ibi. ii. uilli 7 iii. bord  
 hñt. ii. car. Ibi. v. serui. 7 i. cot. pasta ad pec. Silua. xx.  
 porc. Val 7 ualut. iiii. lib. T. R. E. v. lib. Duo fr̄ tenuer  
 boē Asgari. 7 uende potuer̄.

Entry 1: In Pelham Ralph holds 1 hide and 1 virgate from the Bishop. Land for 5 ploughs. In lordship 2; a third possible. 2 villagers and 3 smallholders have 2 ploughs. 5 slaves; 1 cottager. Pasture for the livestock; woodland, 20 pigs.

In pelehā ten' Pagan' de epō. i. hid. Tpa ē. iii. car. In dñio  
 sunt. ii. 7 i. uills b̄ dim' car. 7 dim' pōc fieri. Ibi. iii. bord.  
 7 iii. cot. Silua. vi. porc. Val 7 ualut. xl. sol. T. R. E. l. sol.  
 hoc cō tenuit Alured hō Asgari. 7 uende potuit.

Entry 2: In Pelham Payne holds 1 hide from the Bishop. Land for 3 ploughs. In lordship 2. 1 villager has half plough; half possible. 3 smallholders; 3 cottagers. Woodland, 6 pigs. The value is and was 40s; before 1066, 50s. Alfred, Asgar the Constable's man, held this manor; he could sell.

In pelehā ten' Rannulf de epō. ii. hid 7 dim. Tpa ē. vii.  
 car. In dñio sunt. ii. 7 vii. uilli cū v. bord hñt. vi. car.  
 Ibi. vi. cot 7 vi. serui. p̄tū. i. car. pasta ad pec. Silua. xxx.  
 porc. Val 7 ualut. x. lib. T. R. E. xv. lib. hoc cō tenuer̄  
 ii. teign. hōz un' hō Anschil 7 alt' hō Goduini. uende potuer̄.

Entry 3: In Pelham Ranulf holds 2 and a half hides from the Bishop. Land for 8 ploughs. In lordship 2. 7 villagers with 5 smallholders have 6 ploughs. 6 cottagers; 6 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 30 pigs. The value is and was £10; before 1066 £15. 2 thanes held this manor. One of them was Askill of Ware's man, the other Godwin Benfield's man. They could sell.

In pelehā ten' Gullebe' 7 Ranulf' de epō. i. hid' 7 i. uing'.  
 7 pa. ē. iii. car'. In dño. ē una. 7 i. uill' cū. iii. bord' 7  
 .i. car'. 7 alia pot' fieri. Ibi. vii. coc'. p'cū dim' car'. pasta  
 ad pec'. Silua. c. porc'. Val' 7 ualut. xl. sol. T. h. E. lx. sol.  
 Duo fr' tenuer' 7 uende potuer'. Vñ hō Alfar' 7 al' ab' de Ely:

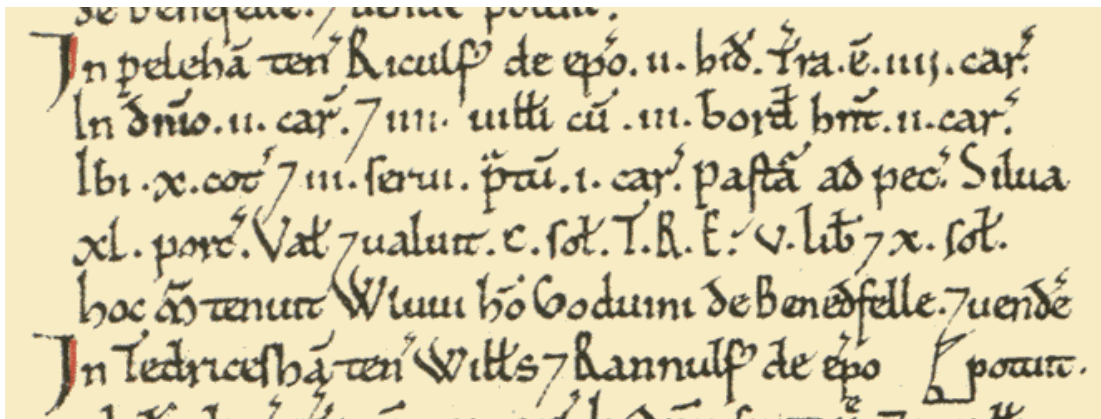
Entry 4: In Pelham Gilbert and Ranulf hold 1 hide and 1 virgate from the Bishop. Land for 3 ploughs. In lordship 1; 1 villager with 3 smallholders has 1 plough; another possible. 7 cottagers. Meadow for half a plough; pasture for the livestock; woodland, 100 pigs. The value is and was 40s; before 1066, 60s. 2 brothers held it; they could sell. One was Asgar the Constable's man, the other the Abbot of Ely's.

In pelehā ten' .ii. milites de epō. iii. hid' 7 i. uing'. 7 pa. ē  
 vii. car'. In dño sunt. iii. 7 p'br' cū vii. uill' hñc. iii. car'.  
 Ibi. vii. bord' 7 vi. coc'. 7 i. seruus. p'cū. ii. car' 7 dim'.  
 pasta ad pec'. Silua. c. porc'. Val' 7 ualut. v. lib. T. h. E.  
 vi. lib. hoc ad tenuer'. ii. reigri. Vñ hō Alchi. 7 al' hō Almar'.  
 7 Et al' v. socii de soca reg' h. E. ii. uing' habuer'. 7 uende potuer'.

Entry 5: In Pelham 2 men-at-arms hold 3 hides and 1 virgate from the Bishop. Land for 7 ploughs. In lordship 3. A priest with 7 villagers have 4 ploughs. 7 smallholders; 6 cottagers; 1 slave. Meadow for 2 and a half ploughs; pasture for the livestock; woodland, 100 pigs. The value is and was £5; before 1066 £6. 2 thanes held this manner. One was Askill of Ware's man, the other Aelmer of Bennington's man. With them, 5 Freeman of King Edwards's jurisdiction had 2 virgates; they could sell.

In pelehā. ten' Eldred' de epō. i. hid'. 7 pa. ē. ii. car'. Ibi  
 una 7 dimid'. 7 dimid' pot' fieri. Ibi. viii. bord' 7 ii. serui.  
 p'cū. i. car'. pasta ad pec'. Silua. xx. porc'. Val' 7 ualut  
 .xx. sol. T. h. E. xl. sol. hanc tñ tenuit Alwin' hō Goduin  
 de Benefelle. 7 uende potuit.

Entry 6: In Pelham Aldred holds 1 hide from the Bishop. Land for 2 ploughs; 1 and a half there; half possible. 8 smallholders; 2 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 20 pigs. The value is and was 20s; before 1066, 40s. Alwin, Godwin of Benfield's man, held this land; he could sell.



Entry 7: In Pelham Riculf holds 2 hides from the Bishop. Land for 4 ploughs. In lordship 2 ploughs. 4 villagers with 3 smallholders have 2 ploughs. 10 cottagers; 3 slaves. Meadow for 1 plough; pasture for the livestock; woodland, 40 pigs. The value is and was 100s; before 1066 £5 10s. Wulfwy, Godwin of Benfield's man, held this manor; he could sell.

3.6 Interpretation: A 'Hide' was a standard unit of land measurement interpreted to be about 120 acres, and a 'Virgate' was a quarter of a 'Hide', or about 30 acres. A 'villan' (or villager) was a peasant legally tied to land he worked on and of higher economic status than a 'bordar' (or smallholder) or 'cottar' (or cottager). The latter occupied a cottage in return for services provided. A slave (or serf) were without resources of their own, and were there to perform the bidding of the landowner. A 'thane', meaning "one who serves", was a free man in the late Anglo-Saxon period that owned land. 'Demesne' (or lordship) essentially means land belonging to the lord of the manor which normally related to their home farm<sup>12</sup>. The Pelhams were located within the Edwinstree hundred, which is now defunct. Hundreds were used from the C10th until the end of the C19th. A hundred is defined as a district within a shire, were notable residents and representatives for villages met about once a month, normally in the place for which the hundred was named<sup>13</sup>.

3.7 The origin of the name. Although there was only one area called Pelham in the 1086 Domesday Book, with seven separate entries identifying the dispersed settlements, in the centuries that followed three distinct population centres emerged: Brent, Stocking and Furneux. The division between them was probably established in the C12th, and there is evidence of Furneux and Brent Pelham in 1181, and of Stocking Pelham in 1278<sup>14</sup>. Hadley<sup>15</sup> states that "*Furneux has usually been pronounced as 'Furnicks' since at least the 16<sup>th</sup> Century. Some villagers prefer the spelling 'Furneaux' and the pronunciation 'Furno'*". The village sign opposite the Blacksmith's Cottage spells Furneux with an extra 'a'. Hadley<sup>16</sup> states that "*Furneux with an extra 'a' became a popular spelling with some of the squirearchy in the late 18<sup>th</sup> Century as it was believed to be more 'correct', since the name originally derived from the Norman-French landowners. This Frenchifying or hyper-foreignism was a common practice at the time and many place-names which had evolved naturally over centuries had their spellings changed on maps and in deeds to make them*

<sup>12</sup> Palmer, 2010b

<sup>13</sup> Morris, 1976

<sup>14</sup> Page, 1914

<sup>15</sup> Hadley, 2008

<sup>16</sup> Hadley, 2012

*more 'grammatically correct' (although the correct French spelling would actually be Fourneaux with an extra 'o' as well)".*

3.8 The reference 'The Place-Names of Hertfordshire'<sup>17</sup> advises several variations of the spelling of the name which are included below.

For the Pelhams, the following variations have been used:

- Peleha – 1086
- Pelleham – 1190
- Pellen – 1587
- The Pelhams – 1646

For specifically Furneux Pelham, the following variations have been used:

- Furnelle - 1240
- Forneys - 1291
- Furneus - 1293
- Forneus - 1303
- Fourneaux - 1324
- Furnex - 1428
- Furnysshe - 1541
- Furnax - 1630
- Furnish - 1700

3.9 The Place Names of Hertfordshire states that "the first element is probably the personal name Peol(a) or Piol(a)"<sup>18</sup>. They also state that "Furneux Pelham was held by Simon de Fornell in 1232 but the family appears earlier in the neighbourhood, a Richard de Furneals being mentioned in the 12<sup>th</sup> Century in connection with Barkway". The Victoria County History<sup>19</sup> states "In 1175-6 there is a mention of Ralph de Furnell in the Pipe Roll for Hertfordshire. Again Ralph de Furneus or Furnell occurs in 1197 as a tenant in the county, and is mentioned in 1199-1200. It is likely he was succeeded by his son, Simon de Furneus, who is mentioned in 1235 as holder of a vill in Pelham, and of whose court in Furneux Pelham is mentioned between 1229 and 1241. Over time the manor was passed to descendants and then other families".

3.10 It was from this period, across the whole of England, that the parish churches, oak-framed timber buildings and general urban layout that forms the structure and surviving key heritage assets of our modern-day historic towns and villages was firmly established. Furneux Pelham is no different. In the mid-C13th the chancel of the Church of Saint Mary the Virgin was erected, in the C15th the majority of the existing church was built, with the South chapel added in the early-C16th. The list of vicars in the church starts with Robert de Drayton in 1291. In the late-C16th Furneux Pelham Hall was built, with considerable alterations and extensions undertaken in the late C17th. Hall Cottage, the former Yew Tree Inn (now The Chantry House), the barn at Tinkers Hill Farm, The Well House and the former Star PH were built in the C16th or C17th. A seven-bay barn was built next to Furneux

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<sup>17</sup> Gover, Mawer, and Stenton, 1970

<sup>18</sup> Ibid

<sup>19</sup> Page, 1914

Pelham Hall, and Bowyers Cottage was built on The Street in the C17th. Many street names were in place by this time, and others were evolving into the names we now recognise. Violets Lane is mentioned as Phyllot Lane in 1607 and 1651, and was Violet Lane by 1664<sup>20</sup>. Barleycroft End is mentioned as Barleycote End in 1676<sup>21</sup>. Shepherds Cottage, Quainty, Ye Olde Thatch, Cranstone Cottages and Pelham Lodge (now Tinkers Hill Farmhouse) were all built in the C17th or C18th. The White Lion PH, The Vicarage, Cock House and Thatch End were built in the C18th. A nine-bay barn was built near to Furneaux Pelham Hall in the C19th.

3.11 In the 1851 census the population of the Parish of Furneaux Pelham was 668<sup>22</sup>. The Post Office appeared sometime between 1855 and 1859<sup>23</sup>. Lodge Farm Cottage, Blacksmith's Cottage, and The Brewery Tap PH were built in the late-C19th, as was the former Rayment's Brewery. William Rayment, who owned the brewery, is mentioned in the 1859 Kelly's Directory as a "brewer, maltster, farmer, brick and drainpipe maker". Many other houses around the Conservation Area, as well as the school were all also built in the C19th. In the 1861 census the population of the Parish of Furneaux Pelham was 620<sup>24</sup>, demonstrating a decline of 48 people, or 7%, over a ten year period. In 1867 the average school attendance was 68 children<sup>25</sup>, which is 11% of the total population. In the 1871 census the population of the Parish of Furneaux Pelham was 618<sup>26</sup>, which is only 2 less than ten years before, suggesting new economic opportunities have been created in the village, such as the opening of the brewery. In 1873 a Methodist Chapel was built in Barleycroft End<sup>27</sup>.

3.12 A picture of the settlement as it can be recognised today is set out in Kelly's Directory of 1874 which refers as follows: "*Furneaux Pelham is a parish and village, 8 miles north-west from Bishop's Stortford, 4 north-east from Braughing station, 5.5 east-south-east from Buntingford, and 32 from London, in Edwinstree hundred, Bishop's Stortford union and county court district, rural deanery of Buntingford, archdeaconry of St. Albans, and diocese of Rochester. The chancel of the church is Early English; nave and aisles Perpendicular Gothic, and there is a priest's chamber over the porch, now restored and used as the vestry: in the chancel are the ancient sedilia of stone, and the piscine, also the recess of the aumbrie, and the staircase and door which lead to the rood-loft: there are two other piscinae in the eastern ends of the aisles: on the south is a chapel built by Robert Newport, in 1518, in which a fine but mutilated brass, a broken alter tomb, and three stone coffins, disinterred when the church was repaved; one of these bears the inscription, 'Simonis de Furneux filius', and contains the body of the heir of that family: fragments of an ancient tomb have been, for preservation, built into the wall under the west window: there is a peal of 5 bells, one of which was cast before the Reformation, and bears the inscription, in black letter, 'Sancta Katarina, ora pro nobis'. The register dates from 1538, and there exists a record of a Visitation in the year 1297, which gives a complete account of the furniture, books and vestments of the church at that date.*

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<sup>20</sup> Gover, Mawer, and Stenton, 1970

<sup>21</sup> Ibid

<sup>22</sup> Kelly, 1855

<sup>23</sup> Kelly, 1859

<sup>24</sup> Kelly, 1862

<sup>25</sup> Kelly, 1867

<sup>26</sup> Kelly, 1874

<sup>27</sup> Kelly, 1910

*The living is a vicarage, consolidated with Brent Pelham, joint yearly value £420 in the gift of the treasurer of St Paul's Cathedral, and held by the Rev. Woolmore Wigram, M.A., of Trinity College Cambridge. There is a National school, average attendance 83; there are Primitive and Independent chapels. Caryl's charity of £7 15s. yearly is for bread. The trustees of the late G. Shaw, esq., are lords of the manor. The landowners are Mrs. Calvert, her son, Felix Calvert, esq., and Henry Sworder, esq., with many others. Furneaux Pelham Hall, the seat of Mrs. Calvert, is a fine old structure in the pre-Elizabethan style, and is situated on the west side of the village. The soil is clay and chalk. The principal crops are wheat and barley. Here are a brewery and maltings, and bricks and drainpipes are made in the neighbourhood. The area is 2,535 acres; gross estimated rental, £4,632 15s.; rateable value, £4,153 17s.; the population in 1871 was 618".*

3.13. Kelly's Directory of 1874 lists the commercial entries; farmer, brewer, maltster, miller, shoemaker, beer retailer, millwright, butcher, blacksmith, shopkeeper, surgeon, carrier (post), carpenter, grocer, draper; and identifies the population in 1871 was 618. From the varied numbers of local trades it can be seen that such level of self-sufficiency in Furneaux Pelham is entirely consistent with other rural communities of similar size at the time.

3.14 In the 1881 census the population of the Parish of Furneaux Pelham was 571, and the average school attendance was 80 children<sup>28</sup>. This is a reduction of 47 people, or 8%, over a ten year period, suggesting there were less economic opportunities, and people were leaving for towns and cities. The increase in school attendance in this time means that some 14% of the total population were children attending school. In the 1891 census the population of the Parish of Furneaux Pelham was 540, and the average school attendance was 75<sup>29</sup>. This is reduction of 31 people, or 5%, over a ten year period, so over the preceding twenty years the population has decreased by 78 people, or 13%. The number of children attending school has decreased proportionately with the population decreased, and remains at 14% of the overall population.

3.15 Evidence of the evolution of the village from historical maps shows that on the 1878 OS map, a ford outside Well House was still present, and The Causeway passed to the West of Well House, along the stream. On the 1897-1898 OS map, more buildings appeared around Barleycroft End, and North View and South View had been built to the East of the Brewery site. We can also see that the ford outside Well House had been removed and the road diverted to pass to the East side of Well House.

3.16 In the 1901 census the population of the Parish of Furneaux Pelham was 449, and the average school attendance was 71<sup>30</sup>. This represents a decrease in population of 91 in a ten year period, or 17%. By 1906 the average school attendance had further fallen to 65<sup>31</sup>. In the 1911 census the population of the Parish of Furneaux Pelham was 437<sup>32</sup>. This represents a decrease in population of 12 in a

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<sup>28</sup> Kelly, 1882

<sup>29</sup> Kelly, 1895

<sup>30</sup> Kelly, 1902

<sup>31</sup> Kelly, 1906

<sup>32</sup> Kelly, 1914

ten year period, or 3%, which suggests a levelling off of the large number of people leaving the village in the late C19th. In the First World War, 5 men from the Parish of Furneux Pelham were killed.

3.17. Evidence of the evolution of the village from historical maps shows that on the 1921-1923 OS map, Bowyer's Farm was still visible to the North of Bowyers Cottage. It should be noted that the Victoria County History, published 1917, mentions that "many of the cottages are thatched", so it was not until the inter-war years that many cottages were slated or tiled. This change drastically and permanently altered the character and appearance of the village.

3.18 In the 1921 census the population of the Parish of Furneux Pelham was 412<sup>33</sup>, which represents a reduction of 25, or 6%, over the preceding ten year period. Kelly's Directory of 1926 lists the commercial entries; confectioner, sub-postmaster, shopkeeper, inn keeper, poultry farmer, farmer, assistant assessor of taxes, physician and surgeon, beer retailer, farm bailiff, brewer, brewery engineer, bricklayer, builder, and dress maker. It can be seen that there is a significant decline in trades and self-sufficiency when compared to the 1874 directory.

3.19 In the 1931 census the population of the Parish of Furneux Pelham was 373<sup>34</sup>. This represents a population decrease of 39, or 9%, over a ten year period, and a reduction of 295 since 1851, which is a 44% decrease. This huge population decrease reduced the locally available labour, and drove farmers into further mechanisation, ripping up more and more hedging and trees to create larger and larger fields for arable crops. Although areas vary, it is thought that North-East Hertfordshire has lost over two thirds of the hedges that it had in the late-C19th. Unfortunately none of this prevented an agricultural depression in the 1930s.

3.20 In the Second World War, 4 men from the Parish of Furneux Pelham were killed. After the war successive governments, mindful of Britain's dependence on cheap food imports before the war, the grave danger of starvation that was only narrowly averted during the war and the post-war grinding unpopularity of food rationing, enthusiastically embraced the newly developed agricultural technologies and chemicals, leading to the intensive industrialisation of food production. Many farmers did well, but this industrialisation led to the further loss of hedges and trees.

3.21 Evidence of the evolution of the village from historical maps shows that by the time of the 1946-1950 OS map, the large Bowyer's Farm site had been demolished, more houses had been built in Barleycroft End, and Dingley Dell had been built. However, many changes evident today had not yet occurred, for example Tinkers Hall Farm was still referred to as Pelham Lodge, the Yew Tree Inn PH and the historic village pond next to it still existed, there was still a footpath along the West side of the current school site, the village well was still shown opposite Well House, and the Methodist Chapel still appears in Barleycroft End.

3.22 In the late-1950s, instead of demolishing and replacing old houses, it became more common to repair and restore them. Gradually, the conservation-based

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<sup>33</sup> Kelly, 1926

<sup>34</sup> Kelly, 1933

approach to the historic environment took hold, notably from the mid-1960s. We are the beneficiaries of this movement as witnessed by the substantial number of listed buildings and other historic structures that still grace the village, to be enjoyed by residents and visitors alike.

3.23 The historical maps show that by the time of the 1977 OS map Furneux Pelham as we see it today was mostly in place. Many modern houses had been built on various sites around the village, including on Whitebarns Lane, Barleycroft End, opposite Hall Cottage, and opposite The Star PH. The new Furneux Pelham C of E Primary School building had been built to the East of the former school building. The Yew Tree Inn had been converted to The Chantry House, the Post Office was now annotated as The Former Post Office, the well had been removed from opposite Well House, and the Methodist Chapel in Barleycroft End had disappeared. Pelham Lodge was referred to as Tinkers Hall Farm, and a barn to the South had partly been converted into the Roman Catholic Chapel of the Annunciation. The house known as Barleys was erected in 1961.

3.24 In the late-1980s the brewery closed down and a key source of local employment and opportunity was lost. It was converted into residential use in the late-1990s, with a large separate building of dwellings erected immediately to the North in a thoughtful homage to the historic brewery building. In the mid-1990s, The Star PH closed and was converted to a residential use, renamed as The Star.

3.25 In the 2001 census the population of the Parish of Furneux Pelham was 437<sup>35</sup>. This represents an increase of 64, or 17%, since 1931. In the 2011 census the population of the Parish of Furneux Pelham has risen again and was 553<sup>36</sup>, which represents a dramatic increase of 116, or 27%, in a ten year period. Since the lowest population figure in 1931 this represents an increase of 180 residents, or 48%. However, interesting, the 2011 population total actually shows a 17% decrease when compared to the historic population in 1851. In 2013 the Catholic Chapel of the Annunciation held its final service before closing.

3.26. This Character Appraisal seeks to identify the special architectural interest, character and appearance of the Conservation Area so that it can be better preserved and enhanced. Fortunately, even though there were many changes throughout the C20th, Furneux Pelham has retained much of its local character and distinctiveness, epitomised by the cryptic inscription on the tower of the Church of Saint Mary the Virgin; "TIME FLIES, MIND YOUR BUSINESS".

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<sup>35</sup> Office for National Statistics, 2016

<sup>36</sup> Ibid



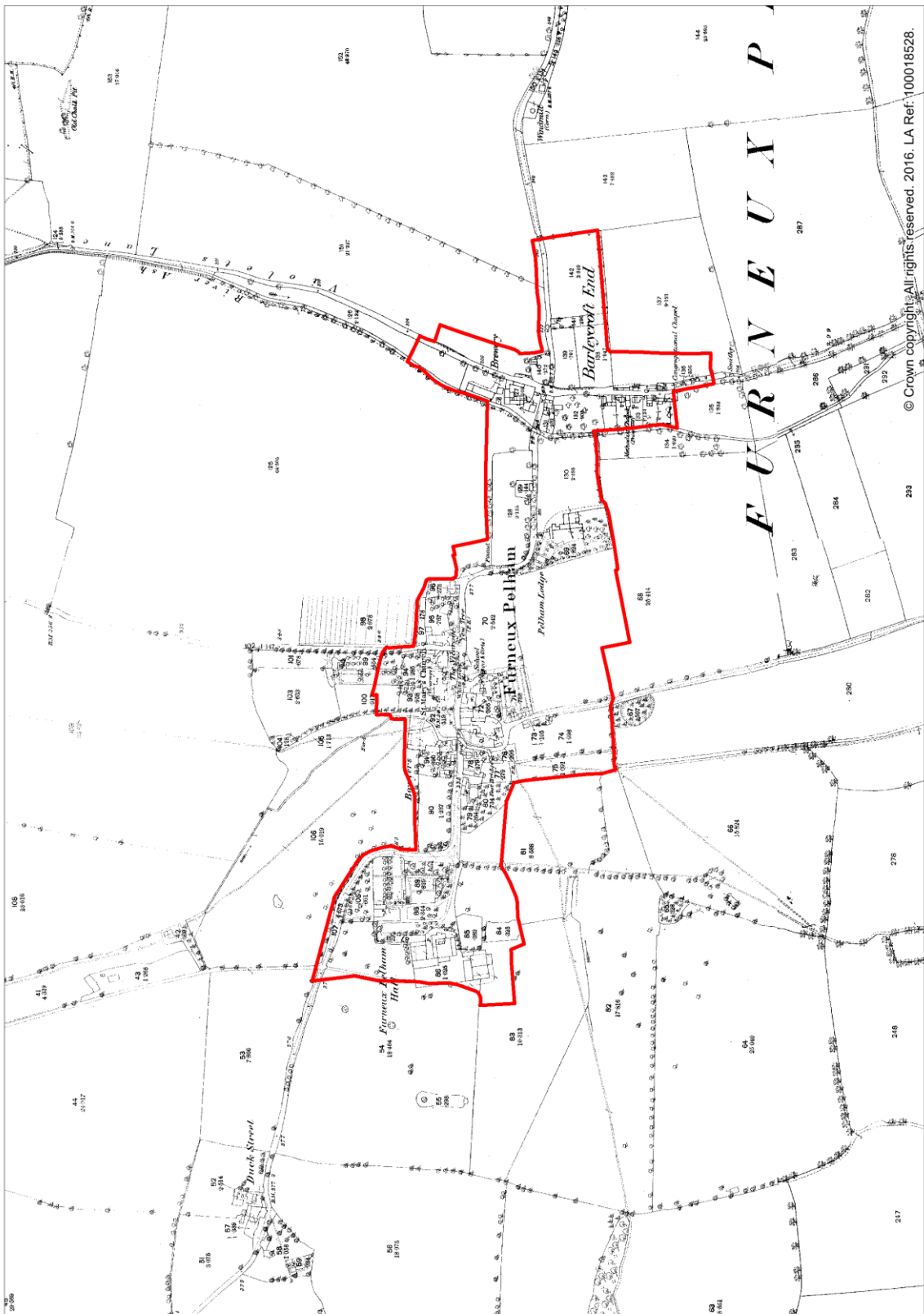


Fig. 2: 1878 Historic Ordinance Survey Map

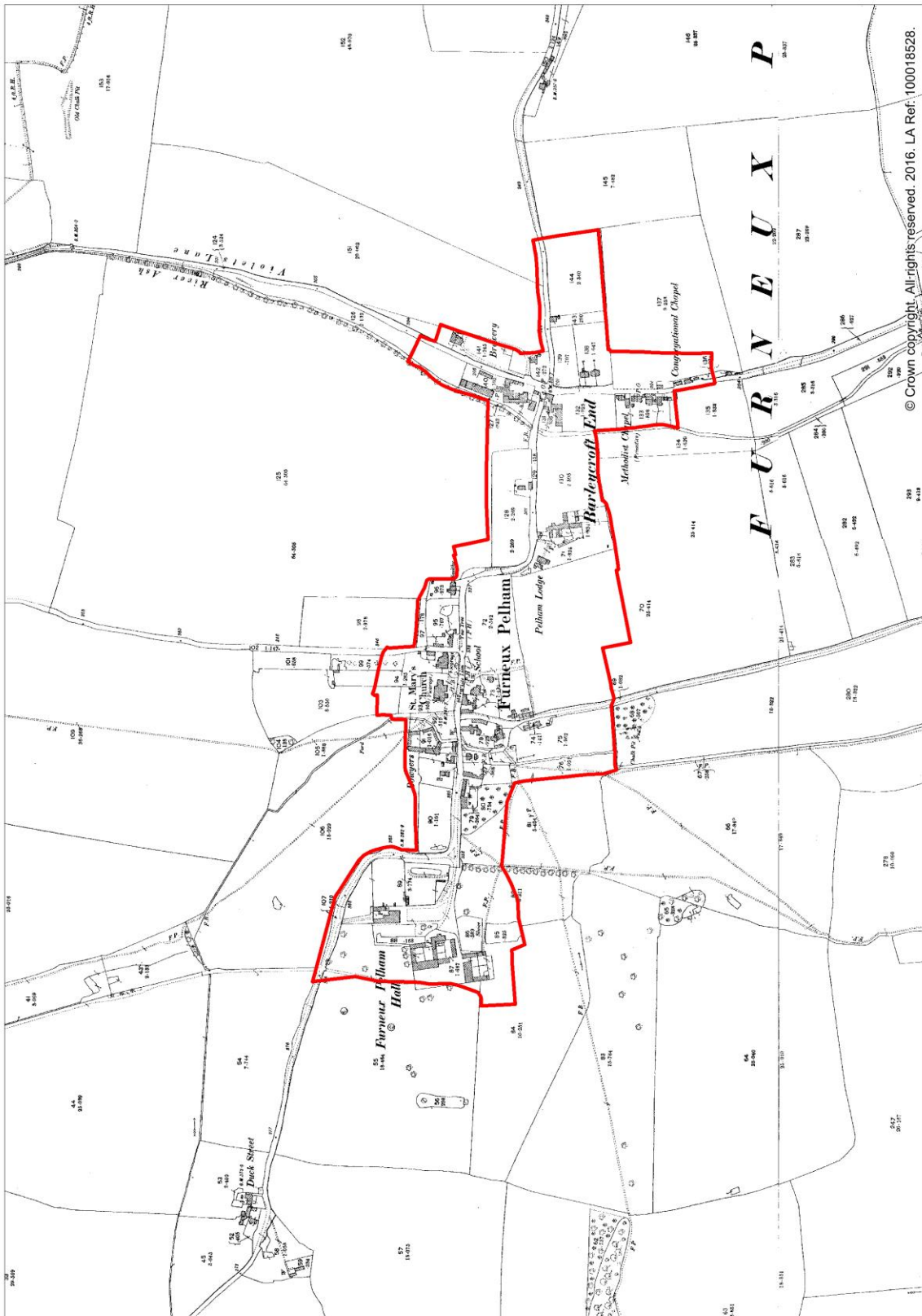


Fig. 3: 1897-1898 Historic Ordinance Survey Map

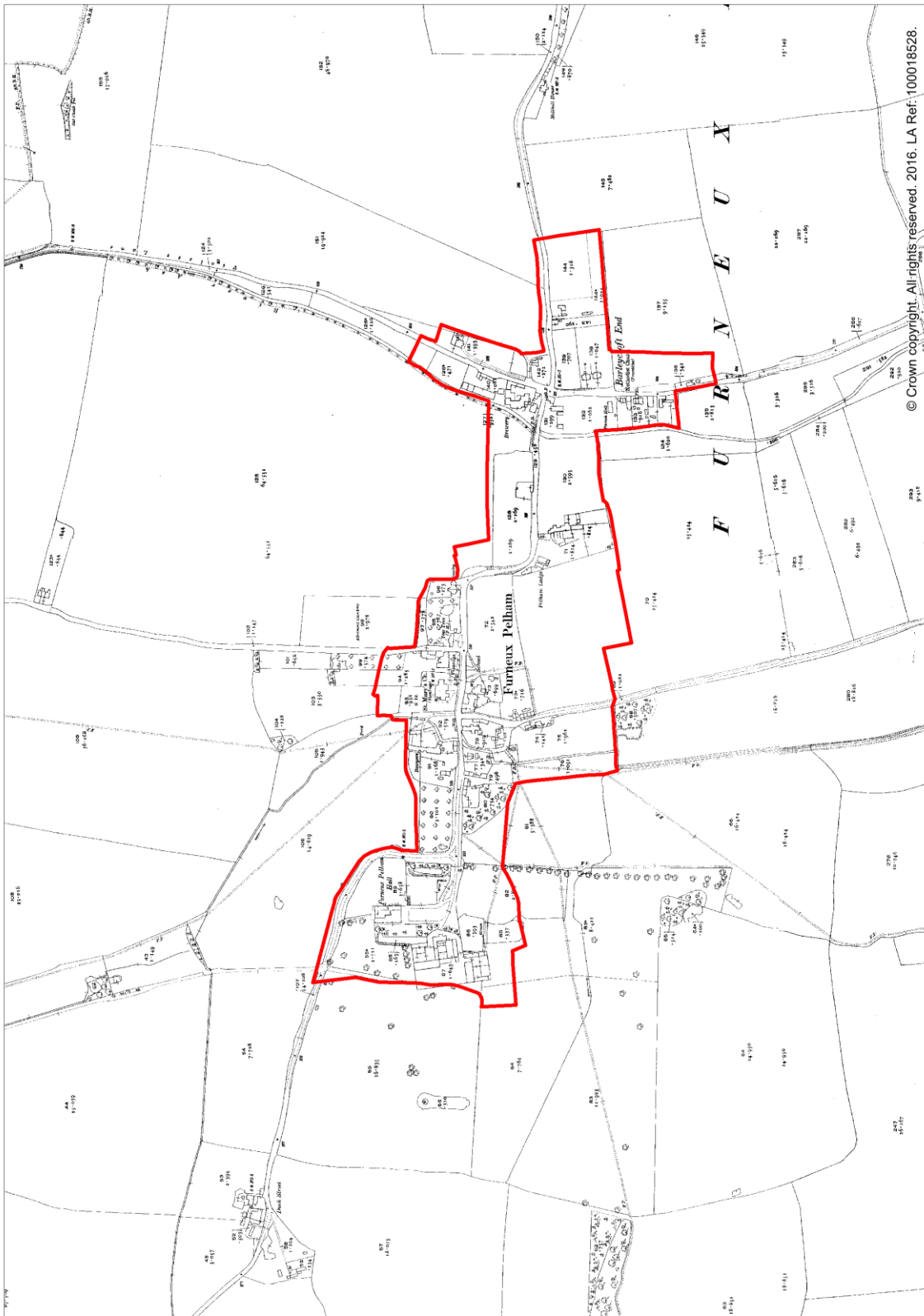
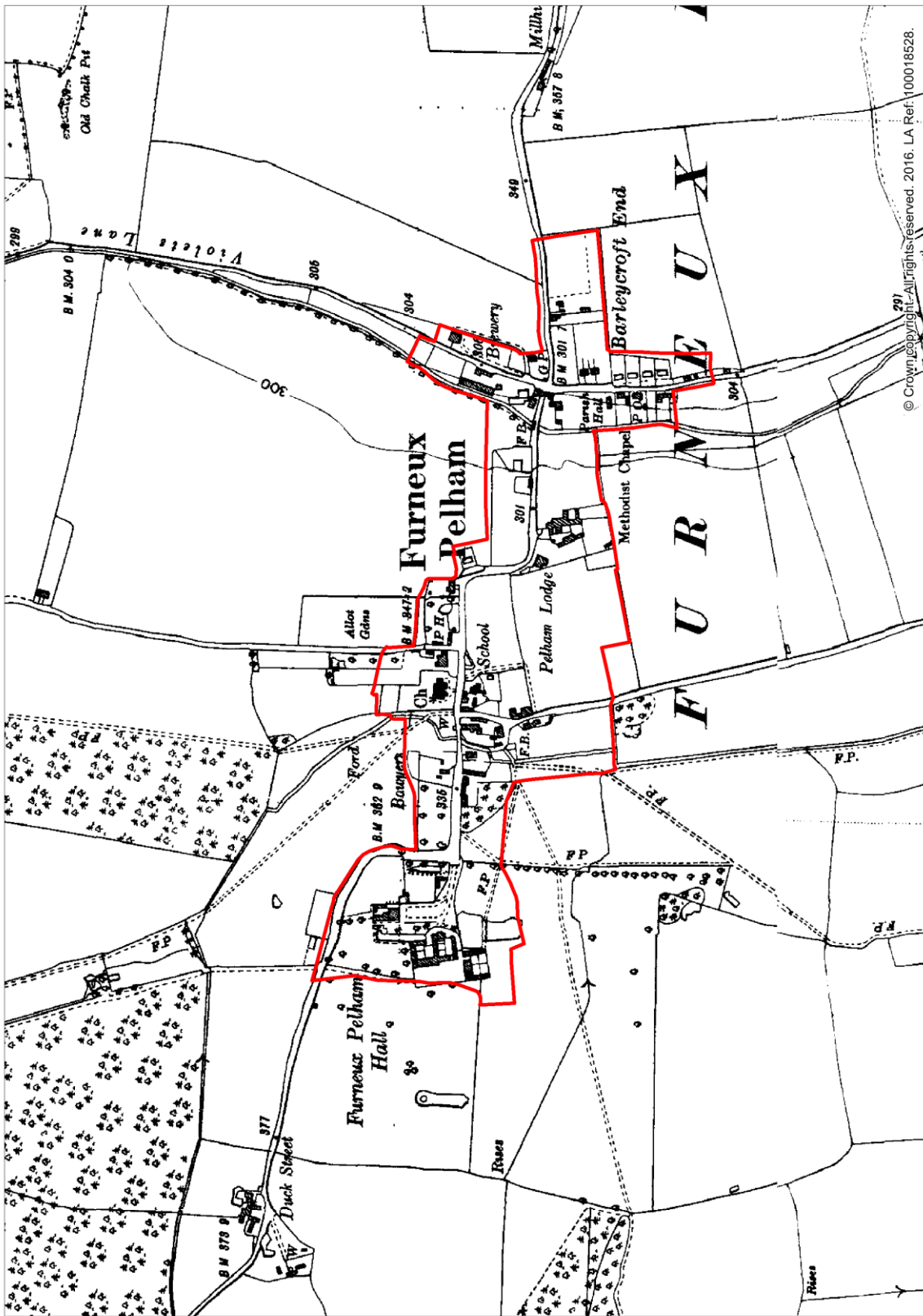


Fig. 4: 1921-1923 Historic Ordinance Survey Map



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Fig. 5: 1946-1950 Historic Ordnance Survey Map

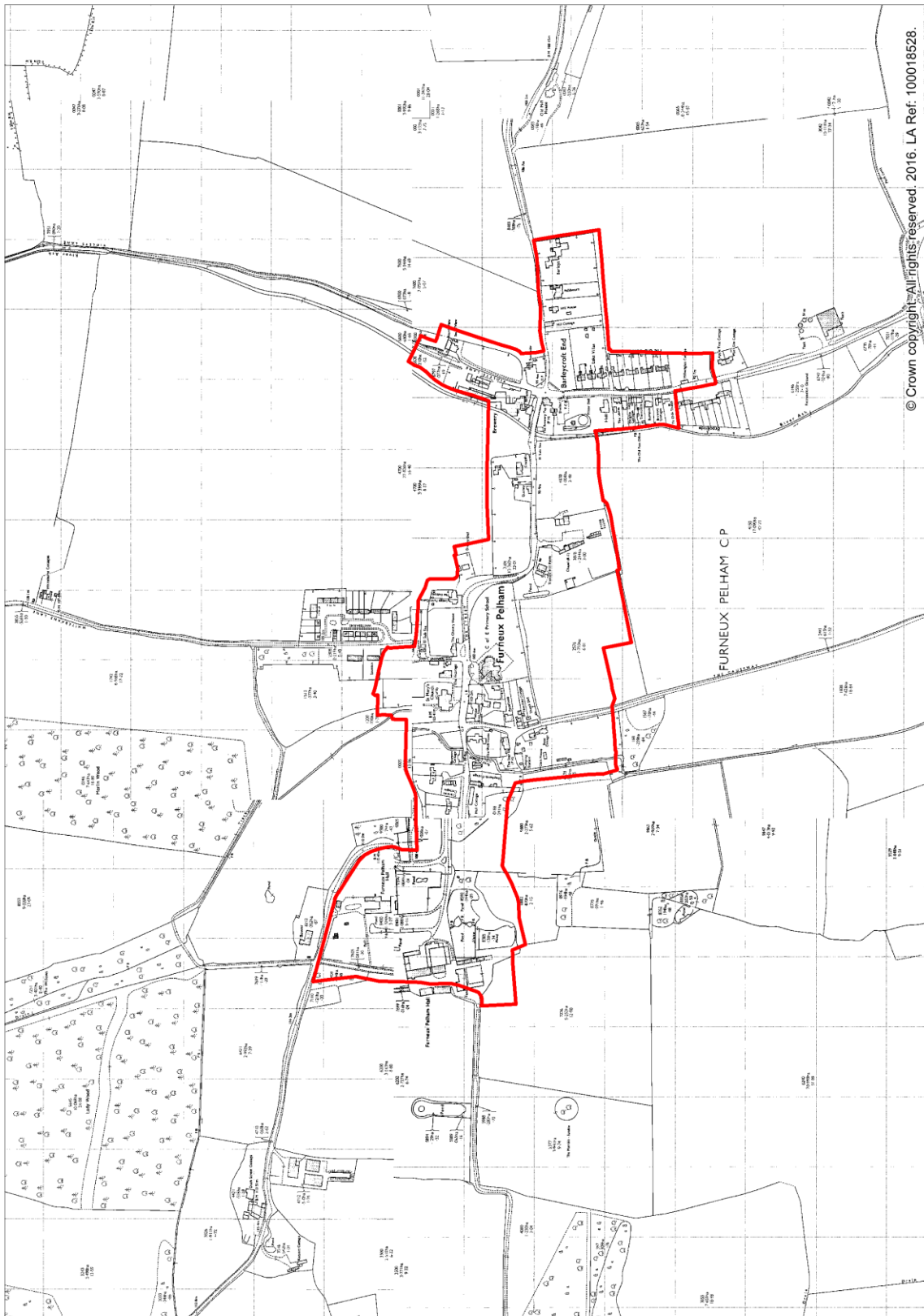


Fig. 6: 1977 Historic Ordinance Survey Map

#### **4. Heritage and Environmental Designations and the criteria used to identify other important features.**

These can be seen plotted and annotated on the Character Analysis Map on p32.

##### 4.1. Scheduled Ancient Monuments (a National designation).

There are no Scheduled Ancient Monuments within the Furneux Pelham Conservation Area.

##### 4.2. Areas of Archaeological Significance.

These are designated locally by East Herts District Council on advice from Hertfordshire County Council. There are two within the Furneux Pelham Conservation Area as per the adopted Local Plan and the emerging District Plan. However, the identification and refinement of such areas is an ongoing process.

##### 4.3. Listed buildings (a National designation).

There are three grades of listed buildings; in descending order of special interest, Grade I (approximately 2.5% of the national total), Grade II\* (approx. 5.5%) and Grade II making up the rest. Listed buildings are protected from unauthorised demolition, alteration or extension. They are protected both internally and externally. Structures, including railings and walls, within the curtilage of listed buildings, if they are pre-1948, are also subject to the same controls as listed buildings. Individually listed buildings within the Conservation Area have been identified, plotted and are briefly described, such abbreviated descriptions being based on the national list. Full descriptions can be obtained online at Historic England's website:  
[List.HistoricEngland.org.uk](http://List.HistoricEngland.org.uk)

##### 4.4. Non-listed buildings of quality and worthy of protection.

A number of non-listed buildings and structures make an important positive contribution to the architectural or historic interest of the Conservation Area and are identified in this Character Appraisal. The basic questions asked in assessing such buildings/structures are:

- (a) Is the non-listed building/structure of sufficient architectural or historic interest whose general external form and appearance remains largely unaltered?
- (b) Does the building contain a sufficient level of external original features and materials?
- (c) Has the building retained its original scale without large inappropriate modern extensions that destroy the visual appearance particularly in respect of the front elevation?
- (d) Is the building visually important in the street scene?

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful check list to identify elements in a conservation area which may contribute to the special interest. The checklist is reproduced in Appendix 1.

#### 4.5. Important trees and hedgerows.

These are identified by this Character Appraisal and shown on the Character Analysis Map on p.33. The basic criteria for identifying important trees and hedgerows are:-

- (a) They are in good condition.
- (b) They are visible at least in part from public view points.
- (c) They make a significant contribution to the street scene or other publicly accessible areas.

#### 4.6. Open spaces or important gaps.

Those that contribute to the character and appearance of the Conservation Area and where development would be inappropriate are identified by this Character Appraisal and on the Character Analysis Map on p.33. The basic question asked in identifying such areas is does the open space or gap form an important landscape feature contributing to the spatial quality, special interest and character and appearance of the Conservation Area? Private open spaces forming an important setting for an historic asset and unkempt spaces that have the potential to be enhanced are candidates for selection subject to complying with the principle question.

#### 4.7. Other distinctive features.

Those that make an important contribution to the special architectural or historic interest, character and appearance are identified by this Character Appraisal. In relation to walls and railings, those at and above prescribed heights in a conservation area - 1m abutting a highway (including a public footpath or bridleway, waterway or open space) or 2m elsewhere - are protected and require permission for their demolition.

#### 4.8 Enhanced controls.

Reference has previously been made to the potential of introducing Article 4 Directions to control minor development in conservation areas in justified circumstances. The character appraisals undertaken to date for other conservation areas have identified that while many architectural and historic features remain unaltered on some non-listed buildings, the exercise of Permitted Development rights has eroded or seen removed such important features in many areas, causing substantial and accumulating harm to the special interest of those conservation areas. Should Members decide to proceed with such an initiative, such important historic detailing including features as identified below could justifiably be retained and inappropriate alterations to them controlled. In time some of the lost architectural detailing could then be restored.

- Chimneys, in good condition, contemporary with the age of the property and prominent in the street scene.
- Windows and doors visible from the street/s, where they make a positive contribution to the special interest and character and appearance of the Conservation Area. An Article 4 Direction made through a Section 71 Conservation Area Management Proposal can be an effective tool in

controlling the loss of such features and, where already lost and replaced with inauthentic modern replacements, their restoration.

- Other features might include good quality architectural materials and detailing constructed of wood, metal or other materials.
- Walls or railings which make a positive architectural or historic contribution to the character or appearance of the Conservation Area. It may be appropriate to introduce Article 4 Directions to control the size and design of hard standings and the use of front gardens for off-street car parking.
- It may be appropriate to introduce Article 4 Directions to prevent the installation of PV and solar panels on prominent roof-slopes.
- It may also be appropriate to introduce Article 4 Directions to retain quality buildings below the prescribed Permitted Development threshold.

#### 4.9. Negative features.

Buildings and features that are out of character with the Conservation Area and detract from or harm its special interest or are in poor repair are identified by the Character Appraisal and on the Character Analysis Map on p.33.

#### 4.10. Important views.

These are identified by the Character Appraisal and on the Character Analysis Map on p.33.

#### 4.11. Conservation Area boundaries.

In common with many of our village conservation areas, the Furneux Pelham Conservation Area included a number of outlying fields. This was government policy in 1967 when the Civic Amenity Act, that created conservation areas, was passed – the advice to councils being at that time to designate any conservation areas as quickly as possible so the protection was in place but to cast a wide net so that nothing was potentially missed; the boundaries could be tightened-up later when there was more time. That advice has clearly informed the making of the original boundaries of Furneux Pelham Conservation Area, which includes a number of fields and pieces of land outside the village. However, that subsequent ‘tightening-up’ review has not happened before now.

Government policy and guidance since 1967, including the current Historic England Advice Note 1 ‘Conservation Area Designation, Appraisal and Management’ (2016) has been consistent with that ‘tightening-up’ approach – the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) are clear that areas of no architectural or historic interest should not be included within conservation areas. Paragraph 127 of the NPPF is explicit:-

*“127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.*



The East Herts Local Plan underlines this position. The above policies require that the boundary should describe a clear change in character or appearance such that it is both logical and defensible in law.

Consequently, the Management Proposals include a number of boundary changes necessary to make the Conservation Area consistent with the above national and local policies (see Part C – Conservation Area Management Proposals from p.79).

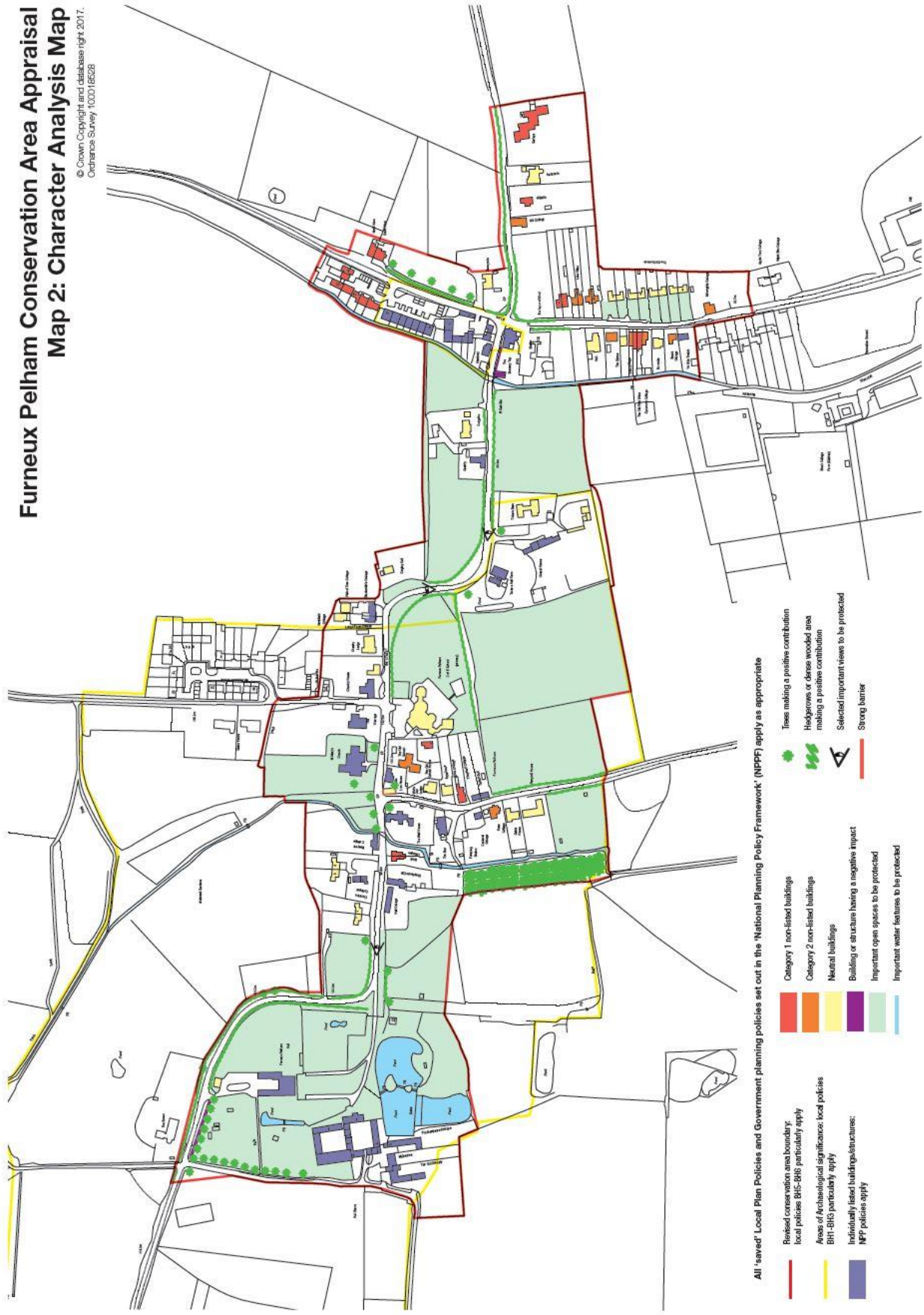
In making these revisions the principal consideration has been given as to whether or not the land or buildings in question form part of the area of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Boundaries normally, but not always, follow existing features on the ground and property boundaries. Where appropriate, it also follows the crown of the road. In addition, where conservation area legislation protects features such as wall/railings or trees that would otherwise form part of a conservation area boundary the latter is extended a small but obvious distance beyond the protected feature in question to avoid any ambiguity in interpretation as to whether or not it lies within the conservation area.

# Furneux Pelham Conservation Area Appraisal

## Map 2: Character Analysis Map

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Ordnance Survey 100018628



Map 2: Character Analysis Map

## 5. Character Analysis.

### 5.1 General Landscape setting.

In terms of its wider setting, the Landscape Character Assessment produced in 2007 as a Supplementary Planning Document designated Landscape Character Areas. The Furneux Pelham Conservation Area is split between two of these areas, namely Area 146, Hormead Wooded Plateau, and Area 147, Upper Ash Valley.

The part of the document referring to Area 146 describes the wider area as:-  
*'Undulating plateau area with arable farmland and frequent woodland blocks especially on east side. In contrast the west side more open. Settlements of Little Hormead and Furneux Pelham are located on the edges of the plateau with no settlements other than occasional isolated farms in the centre of the plateau. Area has a quiet and empty feel with few roads or traffic. The woodland blocks create important features on the horizon especially when seen from adjacent interfluves. Furneux Pelham Hall and the estate of the former Albury Hall include clusters of ponds and relics of parkland'.*

The part of the document referring to Area 147 describes the wider area as:-  
*'Narrow valley, locally very constricted by landform and woodland. To the north, open arable slopes run down to embryonic watercourse and ancient Violets Lane trackway which is densely lined with trees and shrubs. To south, valley is more open with the watercourse less defined and scattered woodland blocks on the upper edges of the valley slopes. The area includes the small, nucleated settlements of Clapgate and Barleycroft End located close to crossing points on the River Ash but little other settlement within the valley. Mixed native species hedgerows are widespread especially along lanes'.*

5.2 General overview. Furneux Pelham is a typical rural village approximately 5.1 miles from Buntingford and 6.8 miles from Bishop's Stortford. The urban layout runs mostly West to East along 'The Street', with access towards Little Hormead to the West, and access to East End as well as the road to Stocking Pelham, to the East. Whitebarns Lane and Violets Lane head towards Brent Pelham to the North. To the South, Violets Lane leads to the road to Patmore Heath, and The Causeway leads to Braughing. The varying undulating lanes, with historic sunken lanes in places, are a key part of the memorable character and appearance of the Conservation Area.

Furneux Pelham is evidence of the typical decline of rural villages and village life across Hertfordshire since the War. The village once served a largely self-sufficient rural area with shops, pubs, a post office and a brewery to support the village, its outlying farms and the rural community. Today, it is increasingly a dormitory for commuters into the nearby towns, this characteristic only dampened by the lack of a railway line and station. Today, apart from the single surviving pub, the range of shops, other pubs, and businesses have gone, out-priced by house values, with their memory only retained in the often rather fey names now adopted by the displacing householders. Denied many of the retail and work-settings for village life, civic life, as in so many villages, is now increasingly centred on the church and school and the surviving pub.

An interesting characteristic of Furneux Pelham is the patchiness of historic development, with a number of fields mixed into the heart of the village. Outside the Conservation Area boundary, the mid-C20th estate on Whitebarns Lane lacks integration into the wider village, a common fault with many such post-war adjuncts to Hertfordshire villages, which took a piecemeal approach with poor permeability to the existing urban layout. This individual cul-de-sac lacks proper through linkages, which has left it in disjointed isolation. In addition the use of standard architectural designs lacking in local characteristics has left it with a suburban quality at odds with the rural character of the village. It should be ensured through the Planning process that all future additions to Furneux Pelham reference local characteristics and follow good urban design principles.

### 5.3 Scheduled Ancient Monuments.

There are no Scheduled Ancient Monuments within the Furneux Pelham Conservation Area.

### 5.4 Areas of Archaeological Significance.

There is an AAS across the whole of the central and western parts of the Conservation Area, which extends far past the Conservation Area boundary to the North and West. The majority of the East of the Conservation Area is not covered by an AAS, apart from the former brewery site on Violets Lane.

5.5 Individually Listed Buildings. There are 23 Listed Buildings within the Conservation Area. Of this total; one dates from the C15th or earlier (4%), three date from the C16th (13%); eight date from the C17th (35%), six date from the C18th (26%), and five date from the C19th (22%). The Church of Saint Mary the Virgin and Furneaux Pelham Hall are both Grade II\* buildings. All other Listed Buildings within the Conservation Area are Grade II.

A selection of Listed Buildings with abbreviated descriptions based on the National Heritage List for England entries, and some further information from the Victoria County History (Page, 1914) and Pevsner (1977), is provided below. Full details of the various listed buildings in the Conservation Area can be found on the Historic England website at: [list.historicengland.org.uk](http://list.historicengland.org.uk)

**GRADE II\***



**Fig. 7: Church of Saint Mary the Virgin**

A parish church which dates mostly from the C15th, except for the mid-C13th chancel and the early-C16th South chapel. There are North and South aisles with arcades of three bays, a two-storey South porch, and a West tower of three stages with embattled parapet and a lead 'Hertfordshire' spike. The chancel has C13th lancets, piscine and sedilia. There is a C15th tie beam roof to the nave and aisles with traceried spandrels and carved angels. The fittings include a C13th font of Purbeck marble (Pevsner, 1977), two altar tombs, especially one to Sir Walter and Lady de la Lee, c1420, which has two fine brass figures under canopy, and also another small brass to Robert Newport and his wife, c1518, who commissioned the South chapel. Pevsner (1977) states that there are stained glass windows of exceptional quality by Morris and Burne-Jones, which were installed in the South chapel in 1867 and on the East in 1874. There is a clock on the South side of the tower, and a sign that holds the cryptic inscription "Time Flies, Mind Your Business".



Fig. 8: Furneaux Pelham Hall

This is a late-C16th manor house of a largely brick construction, with a tiled roof. It was probably built by Edward Parker, Twelfth Lord Morley (Page, 1917). His son William Parker, Lord Monteagle (later Lord Morley), was the recipient of the letter that warned of the 1605 Gunpowder Plot, which directly led to the failure of the plot. During the late-C17th, probably after being purchased by Felix Calvert in 1677, Furneaux Pelham Hall underwent considerable alterations and was partly refaced. C19th additions were made to the North and East of the West wing. The house is of two storeys with attics, and is L-shaped with the main block to the South. The South and West elevations both have three curvilinear gables, which replaced earlier crenellated ones in the late-C17th. The gables on the North side of the main block and of the East side of the wing still retain their steepings. The main entrance is in the middle of the South front; it is of late-C17th date with wooden pilasters and a flat hood above. The chimney stacks are largely rebuilt, but some retain parts of octagonal shafts. The main staircase dates from late-C17th, and there is good C16th and C17th interior panelling.

## GRADE II



Fig. 9: Barn at Furneaux Pelham Hall

C17th timber-framed and weather-boarded barn with plain tiled roof. It is double-aisled, has seven bays, and has a tiled gable over the main doorway.



Fig. 10: Barn and Outbuildings at Furneaux Pelham Hall

C19th, timber-framed, weather-boarded and slated barn of nine bays. It has C18th-C19th brickwork and attached weather-boarded stables and outbuildings. It has been converted into two dwellings.



Fig. 11: Cranstone Cottages

C18th or earlier, timber-framed detached cottage, which was formerly two cottages. It has rendered walls with a hipped thatched roof. It is of two storeys with a partially jettied first floor.



Fig. 12: Hall Cottage

C16th-C17th, timber-framed detached two storey cottage with a tiled roof. It is rendered, with modern pargetting patterns on the front. The main entrance has a flat moulded head on shaped brackets.





Fig. 13: Shepherds Cottage

C17th-C18th, timber-framed detached two-storey cottage with a thatched roof, with half-hip to North end. Single-storey tiled lean-to at Northern end. Central chimney stack and two later stacks. Modern extension to South with a tiled roof.



Fig. 14: Bowers Cottage

C17th timber-framed cottage, with decorative panelled plasterwork and low-level weatherboarding, and a central doorway with a small flat hood. Formerly two houses, converted to one dwelling in the mid-C20th. Plain tiled roof, central axial chimney stack, and is of two-storeys, with four bays. Modern extension at the rear. Bowers Farm was formerly directly to the North (see historic maps).



Fig. 15: The Well House

C17th or earlier, timber-framed, cottage. Rendered and weather-boarded with a tiled roof. Two-storeys. Main central range with a cross wing at the Southern end, gabled at each end. Modern timber canopy and supporting posts over main entrance doorway. Large early central chimney stack, with shafts set diagonally.



Fig. 16: The Star, listed as 'The Star Public House'

C17th or earlier former public house, now converted to a residential use. Timber-framed, with a brick clad main range and plain tiled roof. Ground floor and attics, two entrance doorways. Rear wing with gable stack and a modern extension to rear.



Fig. 17: Cock House (recently known as Cockerill Cottage)  
C18th cottage, weather-boarded with a pantiled roof. Ground floor and attics, with two tiled gabled dormers, two gable chimney stacks. Weathervane at rear.



Fig. 18: Thatch End  
C18th timber-framed cottage, formerly four cottages. Plastered with low level weatherboarding. Half-hipped thatched roof. Ground floor and attics, with a single-storey outshut to northern end. Two brick chimney stacks and small brick outbuildings to rear.



Fig. 19: White Lion House

C18th timber-framed building, formerly The White Lion PH, now in residential use. Two-storeys, decorative rendering and a hipped plain tiled roof. Central and one gable brick chimney stack, and a brick outshut at rear.



Fig. 20: The Vicarage

C18th house of two-storeys and a double-pile plan form. Painted brickwork with a slate roof, and four gable brick chimney stacks. The first floor has five 12-light sash windows, and the ground floor has a central doorcase with triglyph frieze and two large C20th projecting bay windows. There is a later wing and two brick and slate outbuildings to rear.



Fig. 21: The Chantry House

Formerly The Yew Tree Inn, now been converted to residential use. C16th-C17th origin altered in C18th and later. Timber-framed on a brick plinth, weather-boarded, plain tiled roof. Two-storeys and of a linear plan, central front entrance doorway with tiled porch. One axial and two gable brick chimney stacks.



Fig. 22: Lodge Farm Cottage and Blacksmith's Cottage

A pair of C19th picturesque cottages, two-storeys with a single storey extension to the East. Outstanding examples of Victorian country cottages of the period. Original Victorian metal windows and small tiled canopies over main front entrance doors. Lower storey in brickwork, upper storey and roof finished in decorative tile hanging. Two small dormers, a large first floor projecting gable, a central brick axial chimney stack and gable chimney stacks.



Fig. 23: Tinkers Hill Farmhouse

C18th or earlier farmhouse formerly known as Pelham Lodge. Timber-framed, with decorative plasterwork, and a plain tiled mansard roof. Two-storeys and attics, with two ground floor bay windows and entrance porch, all tiled. Three dormers, and two brick gable chimney stacks. Two-storey rear range with decorative plastering, tiled and possibly of an earlier date. Single-storey hipped and gabled, plastered and tiled extension forming a third range on the western side.



Fig. 24: Barn at Tinkers Hill Farm

C17th or earlier timber-framed barn, part weather-boarded and part rendered on a brick plinth, corrugated iron roof. A floor was inserted within the Northern half to produce a first floor place of worship, the Catholic Chapel of the Annunciation; however this use ceased in 2013. Fine carved main entrance door to the former place of worship in the Eastern elevation, and casement windows with curved heads.



Fig. 25: Quainty

C17th-C18th timber-framed cottage, plastered with a hipped thatched roof. Ground floor and attics, with a central thatched dormer, and central brick axial chimney stack. Large late-C20th extension to rear.



Fig. 26: Westway

C19th two-storey cottage, of red brick and slate, with a later addition constructed 1867. Sash windows, two gable and one central brick chimney stacks, and a modern porch.



Fig. 27: The Brewery Tap Public House  
C19th public house of two-storeys in brickwork with a slate roof and sash windows. Later two-storey wing at rear. A large piece of Hertfordshire Pudding Stone is attached on corner to junction (Fig. 28).



Fig. 28: Puddingstone at The Brewery Tap Public House





Fig. 29: The Brewery

C19th former brewery complex now been converted to residential use. The main brewery building and former malting building are of brick construction with slate roofs. The former coopers' shop is part brickwork, part weather-boarded, with a slate roof. The single-storey lodge is rendered and colour-washed with a slate roof.



Fig. 30: Ye Old Thatch

C17th-C18th timber-framed cottage, plastered with a thatched roof. Ground floor and attics, with casement windows, two eyebrow dormers, and a central brick axial chimney stack.

5.6. Important buildings within the curtilages of Listed Buildings.

It should be noted that s.2 of the Planning (Listed Buildings and Conservation Areas) Act 1990 extends the protection of the listing given to the main building to include curtilage structures, buildings and boundaries. These have, therefore, enhanced protection above that provided by being within a conservation area.

5.7. Non-listed buildings that make an important architectural or historic contribution.

This Character Appraisal identifies other buildings of high quality that are not listed but that should be retained. These principally date from the 19th century and are an important element in the built form and historic evolution of the Conservation Area and make a positive contribution to its special interest, character and appearance.

Category 1 buildings are shown red on the Character Analysis Map and are well-preserved and retain most important architectural features, for example good quality windows, chimneys and other architectural features that are considered worthy of additional protection through an Article 4 direction.

Category 2 buildings are shown in orange on the Character Appraisal Map and are good buildings, clearly worthy of retention but which have lost some key architectural features or have suffered modern replacements out-of-keeping with the building. These buildings are considered worthy of restoration which additional planning controls through an Article 4 direction would help deliver (and then, subsequently, retain).

***The Causeway. (S - N)***



Fig. 31: Rose Cottage (west side) – Category 2

Detached C19th two-storey house with a slate roof and two gable chimneys. Modern porch of unsympathetic design. Inappropriate PVCu windows harm the character of this historic building. Hopefully in the future these could be replaced with timber-framed windows of a traditional appearance.



Fig. 32: Brick Cottage (east side) – Category 1  
C19th rendered detached two-storey house with two gable chimneys. The entrance is to the left of centre, with a modern porch of unsympathetic design that could hopefully be improved in the future.

***The Street. (W – E)***



Fig. 33: Brick Cottages (south side) – Category 1  
C19th pair of semi-detached houses in painted brick with a slate roof and two gable chimneys.



Fig. 34: The Old School (south side) – Category 2

C19th former school now converted to a detached house. L-plan rendered building, with gable-end facing the street with four-light lancet windows, and gable-end facing modern school, with row of five lancelet windows. Pierced decorated barge boards. Much altered, notably the large plate-glass ground floor window facing street.



Fig. 35: The Old School House (south side) – Category 1

C19th detached house. L-plan with a gable facing the street with decorative bargeboards. Red brick with yellow brick quoins, and a central chimney.



Fig. 36: Hill Cottage (south side) – Category 2  
Late C19th detached house with plain rendered walls and a slate roof. Much altered.



Fig. 37: Hillside (south side) – Category 1  
C19th detached house. L-plan with a gable chimney stack. It is built in an imposing position overlooking the road. Good 2 over 2 sashes to bay on the front elevation.



Fig. 38: Barleys (south side) – Category 1

Large detached house, which has 1961 on a datestone. It is of an interesting architectural design that contributes to the character and appearance of the area.

***Violets Lane. (S – N)***



Fig. 39: Millwrights Cottage (east side) – Category 2

House shown on C19th historic maps, but now much altered. Red brick and slate roof, with a central entrance, and a gable chimney stack at each end. The south side elevation and the chimney stacks have been coated in a cementitious render. Two bay windows added to front with inappropriate PVCu windows with chunky frames.



Fig. 40: Brook Cottage (west side) – Category 2  
House shown on C19th historic maps now much altered. Rendered walls, weather-boarded side gables, tiled roof with a weathervane at the North end, and a central axial brick chimney stack. Modern front porch in brick with a tiled roof.



Fig. 41: Sycamore Cottage (west side) – Category 2  
End of terrace house, later than its attached neighbours, and appears to date from the early-C20th. Red brick and slate roof, with a gable chimney and a ground floor bay window.



Fig. 42: The Old Post Office (west side) – Category 1  
Mid-terrace cottage shown on the C19th historic maps. Red brick and slate roof. Brick with slate roof modern porch. The windows should be retained. Later square bay (LHS) may date from when this cottage contained the village post office.



Fig. 43: Wrights Cottage (west side) – Category 1  
Mid-terrace cottage shown on the C19th historic maps. Red brick and slate roof. Brick with slate roof modern porch. The windows should be retained.





Fig. 44: End Cottage (west side) – Category 2

End of terrace house shown on the C19th historic maps. Red brick and slate roof. Brick with slate roof modern porch. Inappropriate windows not in keeping with the terrace.



Fig. 45: The Stores (west side) – Category 2

Detached house shown as two dwellings on the C19th historic maps. Much altered and extended (see RHS front) leaving the brick axial chimney stack off-centre. Rendered walls with modern pargetting, low level weatherboarding, and slate roof.



Fig. 46: 5 and 6 Lake Villas (east side) – Category 2

Two storey mid-C20th semi-detached houses with pebble-dashed render and tiled roof. Twin-gables fronting the street and arched brick detailing above the first floor windows. Three chimneys - central shared axial chimney and gable chimney each end.



Fig. 47: 3 and 4 Lake Villas (east side) – Category 2

Two-storey late-C19th semi-detached houses. Red brick with slate roofs. Prominent central brick axial chimney stack. Two first floor windows with gablets through broken eaves to front. Cementitious render to RHS part of No 4 which has spoiled the symmetry and harmed the character of the building.



Fig. 48: 1 and 2 Lake Villas (east side) – Category 1

Two-storey late-C19th semi-detached houses. Red brick with some burnt header diapering patterns. Large central brick axial chimney stack, and tiled roof with half-hipped gable ends. Two first floor windows with gablets through broken eaves to front. Symmetrical except for glazing bars to first floor windows and larger modern porch to number 1.



Fig. 49: North View and South View (east side) – Category 1

Two-storey late-C19th semi-detached houses in an elevated position overlooking Violets Lane. Whilst much altered and extended, they retain a character and features worthy of retention.



Fig. 50: Brewery Site Extension (west side) – Category 1  
Modern building, built in association with the residential conversion of the brewery, which references the design, massing and materials of the listed brewery complex. A well-considered and thoughtful design worthy of retention.

#### 5.8 Walls, railings and gates that make an important architectural or historic contribution.

Walls, railings, and gates so identified are protected to varying degrees by virtue of exceeding specified height relevant to the Conservation Area or by being listed or within the curtilage of a listed building. Notable and attractive features include:

- a) The brick wall outside the Church of Saint Mary the Virgin.
- b) The decorative wrought iron gates outside the Church of Saint Mary the Virgin.
- c) The slender estate fencing outside Lodge Farm Cottage and Blacksmith's Cottage.
- d) The cast iron fence next to Furneux Pelham C of E Primary School
- e) The wrought iron gate outside Tinkers Hall Farm



Fig. 51: Brick wall outside the Church of Saint Mary the Virgin. It is in need of repairs.



Fig. 52: Wrought iron gates outside the Church of Saint Mary the Virgin.



Fig. 53: Slender Estate fencing outside Lodge Farm Cottage and Blacksmith's Cottage



Fig. 54: Cast iron railings and gates on the West side of Furneux Pelham C of E Primary School. They are in need of maintenance and painting.



Fig. 55: Fine wrought iron gate outside Tinkers Hall Farm.

5.9 Other distinctive features that make an important architectural or historic contribution.

There are various other distinctive features within the Conservation Area that make a positive contribution to its character and appearance. These include, but are not limited to, the following:

- a) The village sign
- b) Graves and memorials in the churchyard
- c) An elaborate decorative wooden door on the former Catholic Chapel of the Annunciation at Tinkers Hall Farm
- d) Decorative metalwork around the village.



Fig. 56: The village sign, on The Street opposite Lodge Farm Cottage and Blacksmith's Cottage. Note the alternative spelling of the name of the village.



Fig. 57: Grave of John Pottrell who died in 1810, surrounded by cast iron railings that are in need of maintenance and painting.





Fig. 58: There are many good quality historic gravestones in the churchyard. These are overgrown, and works should be undertaken to keep the churchyard clear.



Fig. 59: Elaborate decorative wooden door on the former Catholic Chapel of the Annunciation, on the barn at Tinkers Hall Farm.



Fig. 60: Furneux Pelham Parish War Memorial, in the churchyard.



Fig. 61: Decorative cast iron foot-scraper outside the Church of Saint Mary the Virgin. It and other foot-scrappers are in need of painting.



Fig. 62: The decorative wrought iron former sign surroudo to the former The Star PH is now attached to a side wall of an outbuilding next to The Star.

#### 5.10 Strong barriers.

A building has been identified that provides a strong barrier that reinforces the character and appearance of the Conservation Area, shown in figure 63 below.



Fig. 63: This outbuilding forms a strong barrier on the corner of The Street and The Causeway. Any changes to this building should retain this character.

5.11 Important Open Spaces. Within the Furneux Pelham Conservation Area there are various areas of open space identified as being of particular importance to the character and appearance of the Conservation Area. These are:

- a) The grounds of Furneux Pelham Hall
- b) The fields to the North and South of The Street, and the verges to The Street, just to the West of Hall Cottage
- c) The ground to the West of the Church of Saint Mary the Virgin
- d) The churchyard of the Church of Saint Mary the Virgin
- e) The field South of Perrymill House
- f) The field South of Thatch End
- g) The playing field of Furneux Pelham C of E Primary School
- h) The verges to The Street outside Lodge Farm Cottage and Blacksmith's Cottage
- i) The field West of Tinkers Hall Farm
- j) The field West of Quainty
- k) The field East of Craighdu
- l) The field South of Craighdu and Quainty
- m) The land outside the fronts of 1 to 8 The Old Common

These areas of open space should be protected from development that would harm their open character through the Planning Process.

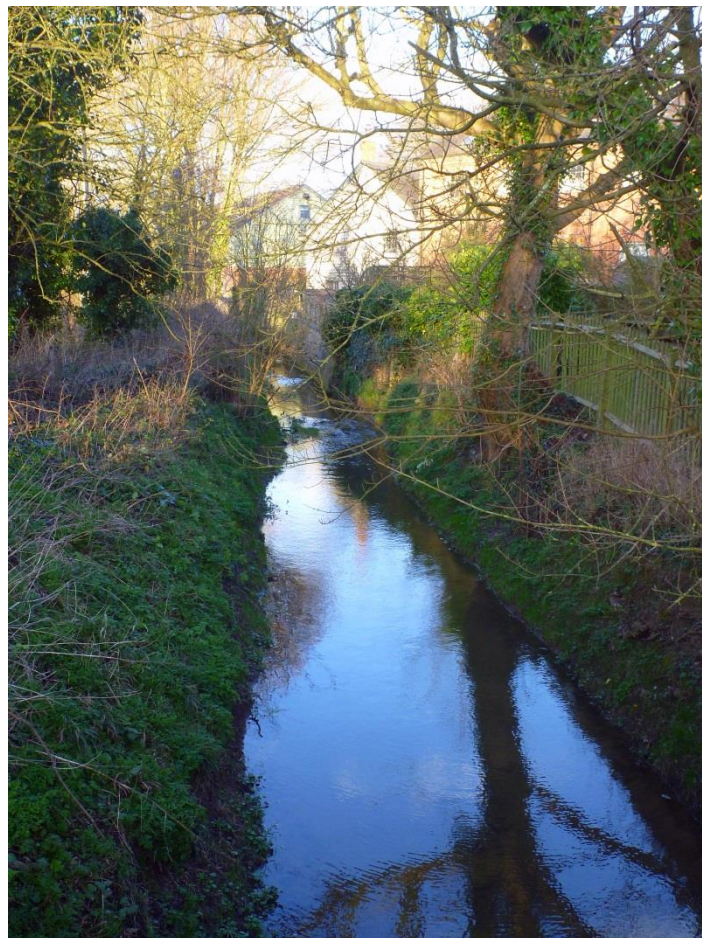


Fig. 64: The stream North of The Street, West of the former Brewery site

#### 5.12 Wildlife sites.

A wildlife site has been designated in a roughly 200m-wide circle centred on the Barns at Furneaux Pelham Hall. The majority of this area falls within the boundary of the Conservation Area.

#### 5.13 Historic Parks and Gardens.

A Locally Important Historic Park and Garden has been designated at the grounds of Furneaux Pelham Hall. This was identified as being of Local importance in the East Herts 2007 Historic Parks and Gardens Supplementary Planning Document. The majority of this identified area falls within the boundary of the Conservation Area.

#### 5.14 Particularly important trees and hedgerows.

Those trees that are most important are shown very diagrammatically on the Character Analysis Map on p.33. They are:

- a) Single tree to the North-West corner of the Conservation Area, to the South of The Street
- b) 17 trees to the North-West corner of the grounds of Furneaux Pelham Hall
- c) Single tree on the North side of The Street, opposite the rear entrance to Furneaux Pelham Hall
- d) 2 trees to the East of The Street, East of Furneaux Pelham Hall
- e) 2 trees to the South of The Street, in the field to the West of Hall Cottage
- f) Single tree to the North of The Street, just to the West of Hall Cottage
- g) 3 trees in a row, to the North of The Street, on the land to the West of the Church of Saint Mary the Virgin
- h) 2 trees within the churchyard of the Church of Saint Mary the Virgin
- i) Single tree within the grounds of The Well House
- j) Single tree within the grounds of White Lion House
- k) Single tree to the North of Tinkers Hall Farm, to the West of The Street
- l) Single tree to the East of Tinkers Hall Farm, to the South of The Street
- m) 5 trees to the East of Violets Lane, within the grounds of South View



Fig. 65: Important tree on Violets Lane, on the land South of South View



Fig. 66: Important tree on The Street, to the East of Tinkers Hall Farm



Fig. 67: Important tree on The Street, to the North of Furneaux Pelham Hall

The robust hedgerows that are typical of the area form strong boundaries, and enable a decisive change of character between the village and the open countryside beyond. Various important hedgerows which help define the boundaries of the village and positively influence the character and appearance of the Conservation Area have been identified on the Character Analysis Map on p.33. They are:

- a) Along The Street on both sides to the North of Furneaux Pelham Hall
- b) Along The Street on both sides to the East of Furneaux Pelham Hall
- c) Along The Street on both sides to the West of Hall Cottage
- d) Along The Causeway on both sides to the South of Thatch End
- e) Along the South side of The Street, around the school playing fields
- f) Along the path to the South of the school playing fields
- g) Along the North side of The Street opposite Tinkers Hall Farm
- h) Along the South side of The Street opposite Quainty
- i) Along the boundary to The Street of Craigdhu
- j) Along the East side of Violets Lane, to the South of South View
- k) Along both sides of Violets Lane, South of The Brewery Tap PH
- l) Along the South side of The Street, to the West of Hill Cottage
- m) Along the North side of The Street, to the North of Hill Cottage



Fig. 68: Robust hedgerows along The Street, to the North of Furneaux Pelham Hall

There is a dense wooded area by the stream, to the West of The Causeway, shown on the Character Analysis Map on p.33. This forms a strong defined boundary between the urban area along The Causeway and the open fields beyond, and has a positive impact on the character and appearance of the Conservation Area.

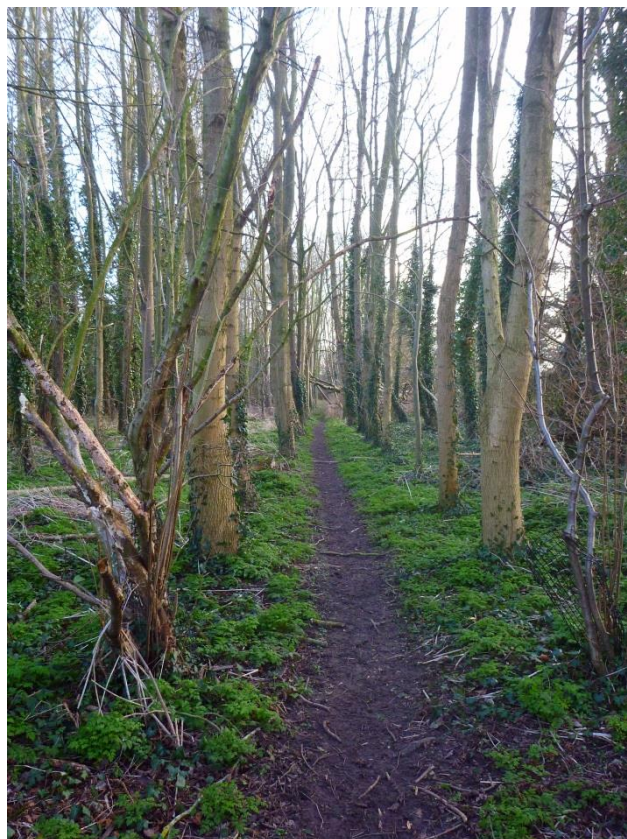


Fig. 69: Dense wooded area by the stream, to the West of The Causeway



### 5.15 Important views.

A selection of important views to be protected is shown on the Character Analysis Map on p.33. These are all located along The Street, which forms the West-East spine that runs through the village. As per the 'eye' symbol shown on the Character Analysis Map, they are:

- a) View looking East along The Street past Hall Cottage
- b) View looking East along The Street just past Tinkers Hall Farm
- c) View looking North along The Street, towards the village sign



Fig. 70: Important view looking East along The Street past Hall Cottage



Fig. 71: Important view looking East along The Street just past Tinkers Hall Farm



Fig. 72: Important view looking North along The Street, towards the village sign

### 5.16 Elements harmful to the Conservation Area.

The Character Analysis Map on p.33 shows buildings and places that make no particular contribution to the special interest of the Conservation Area ('neutral') and those that are actually harmful. The demolition of the former would not normally be a concern, subject to the details of the replacement being known and the opportunity to secure development that makes a positive contribution being taken. Often these are post-war infill properties where insufficient attention has been paid to reinforcing local building forms, character, architectural details and materials. For those features causing actual harm, it would be highly desirable to see these removed and replaced with forms of development of appropriate designs that make a positive contribution to the special interest of the Conservation Area. Whilst seeking such enhancements, we will need to be mindful of the South Lakeland Case, where the House of Lords decided that a development that merely maintains the status quo, perhaps by replacing a building that detracts from the character and appearance of the conservation area with a similarly detrimental building, would satisfy the statutory consideration. However, since that decision the NPPF has been adopted which seeks positive improvement in conservation areas. Therefore in order to comply with both the statutory consideration and the NPPF policies we are required to take into account the desirability of opportunities to enhance the character and appearance of a conservation area. As such, whilst the South Lakeland case is still relevant to the interpretation of statute, its effect on decision-making has been somewhat negated by the policies in the NPPF.



Fig. 73: The fence around the substation on The Street, just West of The Brewery Tap PH, is lacklustre in design, and the wire fencing to the side is damaged and insecure. The owner should be encouraged to enhance the site by erecting a new, more appropriate, boundary treatment.



Fig. 74: The fence along The Street to the North of Furneaux Pelham Hall does not form a positive welcome to the Conservation Area boundary from the West. The owner should be encouraged to plant a mixed native hedge in front of the fence to hide it or reduce its impact in views along The Street.



Fig. 75: The steps and path that runs from The Causeway to The Street, to the South of the school playing field, is unkempt and overgrown, leaving it nearly inaccessible. Works should be undertaken to clear the path, and to secure its future maintenance.

### 5.17 Threats and Opportunities

Examples of recent buildings that make a positive contribution to the character and appearance of the Conservation Area have been identified in this appraisal, including the new residential buildings to the North of the listed former Brewery. This example is very successful, as whilst it is clearly modern, it has been designed in a sensitive and thoughtful manner. It is important that all other new buildings that will fall within the Conservation Area boundary properly respond to their context. A threat to the character and appearance of the Conservation Area is inappropriate new development, using unsuitable architectural cues and/or inappropriate modern materials. New, sustainable buildings which fully respond to their context, with thoughtful, ambitious and memorable architectural designs, and a suitable choice of traditional materials or, where appropriate to the design, high quality tasteful modern materials are a real opportunity to enhance the character or appearance of the Conservation Area.

### 5.18 Suggested Boundary Changes.

Paragraph 4.11 above details the policy requirements in this regard under the National Planning Policy Framework (2012) and associated Planning Practice Guidance (2014) and the current Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016). Paragraph 127 of the NPPF is particularly pertinent.

Councils have a responsibility to ensure that conservation areas justify their continued designation and that their status is not devalued through the designation of areas that lack special architectural or historic interest. Prior to the proposed revisions set forth in this document, the boundaries of the Furneux Pelham Conservation Area have been unchanged since the area was last revised in 1981, and they reflected guidance at that time to 'cast a wide net initially which can then be tightened up later'. Consequently, those previous boundaries did not define where there is a clear change of character and a defensible boundary, thus making the Conservation Area vulnerable in planning law. This review has taken the opportunity to put this right.

The survey for this Character Appraisal revealed that while the majority of the boundary was appropriately located and sensibly defined where character changed from settlement to the surrounding countryside, some fields to the west and south were erroneously included. These surrounding fields were assessed and found to lack that necessary architectural or historic interest and were, therefore, removed from the Conservation Area. Thus the new boundary correctly defines the relevant change of character from settlement to countryside. Removing the fields and thereby designating the Conservation Area within logical and policy-compliant boundaries will strengthen it and make it more robust in planning law.

While some may be concerned at this change, the public should be reassured that the excluded fields have not been 'opened –up' for development – other national and local planning policies are still in place to defend them from inappropriate development. The wider issue of the required housing provision within East Herts is addressed through District and Neighbourhood Plans.

Other areas included for the first time were assessed to be of special interest and worthy of designation as part of the Furneux Pelham Conservation Area. The boundary changes detailed in Part C – Conservation Area Management Proposals on p.33 relocate the boundary to locations that correctly define the relevant change of character from settlement to countryside.

## **6. Summary of Special Interest of the Furneux Pelham Conservation Area**

The overall characteristics of the Conservation Area can be summarised as follows:

- a) A historic village with many significant buildings demonstrating layers of historic evolution. The surrounding landscape is largely farmland underlining the rural past of the village.
- b) The public realm is of a rural character, and the village has avoided excessive traffic management measures which have blighted many other villages in Hertfordshire.
- c) Buildings in general follow a clear building line along the street. They are mainly two storeys and of traditional construction, design and materials.
- d) The village is punctuated by fields and holdings that abut it or are visible immediately behind the array of houses – testimony to its rural origins and the ad hoc nature of development in the past.
- e) The village is quite visually enclosed with most long views being along the undulating roads. Views of the surrounding countryside mainly unfold beyond the line of houses although peeks between houses of trees are important. There are a number of good transverse views giving a sense of space and the rural setting.

## 7. Summary of Issues

Issues facing the Conservation Area at present can be summarised as follows:

- a) Many good quality historic houses have been harmed by poor quality alterations and the use of modern materials. Increasing public interest in photovoltaic (PV) and solar panels has much potential to cause harm. Such matters contribute to the declining quality and run-down appearance of parts of the Conservation Area. Consideration should be given to introducing an Article 4 direction to control minor development, arrest the decline of the area and, in time, restore those buildings presently harmed by poor quality alterations.
- b) The loss of timber windows and doors and other architectural joinery and their replacement with PVCu, aluminium or other inappropriate modern materials is a particular blight. The use of slim line double-glazed units in non-listed buildings is generally acceptable with, in many instances, the casements and sashes capable of adjustment to accommodate the units. If not, new double-glazed timber frames may be acceptable provided that the original window design and materials are replicated.
- c) It should be assumed that, as a popular and convenient village, that development pressure will continue that seeks to meet housing demand. Cul-de-sac development should avoid being overly self-contained and be designed to ensure good secondary links with adjacent sites. Much recent housing has been of only neutral quality that has diluted the character and appearance of the area. High quality design and materials that reinforces local character should be demanded of all future development within the Conservation Area.
- d) Where buildings are identified on the Character Analysis map as being 'neutral' it must be possible to redevelop to a high design standard such that the replacement property enhances the character and appearance of the Conservation Area.
- e) Reasonable steps should be taken to protect local facilities as a means of supporting village life.
- f) There are private gardens around many of the houses. These contribute greatly to views from and between the houses and are important for wildlife. Their loss to piecemeal development would have an adverse effect on the character of the area.

The issues raised above can be brought under planning control with an up-to-date and rigorously applied Article 4 direction. Steps to seek the restoration of lost vernacular features may also be sought both through local policy, and the persuasion of the owners.

## PART C – CONSERVATION AREA MANAGEMENT PROPOSALS

### 8. Management Proposals.

#### 8.1. Revised Conservation Area Boundary.

The revised boundary is shown on the Character Analysis Map on p.33 and includes the following amendments to the previous boundaries:-

- a) De-designate: Small area West of barn at Furneaux Pelham Hall.  
*To rationalise the boundary.*
- b) De-designate: Area of field to North-West of Furneaux Pelham Hall.  
*To remove areas of no special interest.*
- c) Designate: Small area to boundary to North side of The Street, North of Furneaux Pelham Hall.  
*To rationalise the boundary.*
- d) De-designate: Area of field to East of Furneaux Pelham Hall.  
*To remove areas of no special interest.*
- e) Designate: Small area North of Cranston Cottage.  
*To rationalise the boundary.*
- f) De-designate: Area of field to North of Bowyers Cottage.  
*To rationalise the boundary.*
- g) Designate: Small area North of the Church of Saint Mary the Virgin.  
*To rationalise the boundary.*
- h) De-designate: Small area North of Vicarage.  
*To rationalise the boundary.*
- i) Designate: Small area North of Chantry House and Lodge Farm Cottage.  
*To rationalise the boundary.*
- j) Designate: Area around Dingley Dell.  
*To rationalise the boundary.*



- k) Designate: Small strip of land along the field North of Quainty.  
*To rationalise the boundary.*
- l) Designate: Area North of new build residential at the Old Brewery site.  
*To include areas of special interest.*
- m) Designate: Land and buildings at Barleycroft End, including properties along Violets Lane and east end of The Street, being:-
- i. Violets Lane (West side);\_Ye Olde Thatch, Brook Cottage, Burnside, Sycamore Cottage, The Old Post Office, Wrights Cottage, End Cottage, Chapel House, The Stores, the Village Hall, land between The Village Hall and The Brewery Tap PH.
  - ii. Violets Lane (East side); Millwrights Cottage, Nos 1-8 (consecutive) The Old Common, 1 and 2, 3 and 4, 5 and 6 Lake Villas, North View and South View.
  - iii. The Street (east end, south side) Hill Cottage, Hillside, Ashbourn, Barleys.
- To include areas of special interest.*
- n) Designate: Small strip of land to South of Tinkers Hall Farm and Tinkers Barn  
*To rationalise the boundary.*
- o) De-designate: Small patches of land to West and East sides of The Causeway along Southern boundary of Conservation Area.  
*To remove areas of no special interest.*
- p) De-designate: Fields south of Hall Cottage and Furneaux Pelham Hall  
*To remove areas of no special interest.*
- q) De-designate: Small area south of Finchampstead House.  
*To rationalise the boundary.*
- r) Designate: Land to the South-West of the Old Granary.  
*To rationalise the boundary.*

## 8.2. General Planning Control and Good Practice within the Conservation Area.

All 'saved' planning policies are contained in the East Herts Local Plan Second Review adopted in April 2007. It is currently in the context of this document and the National Planning Policy Framework (NPPF) that the District Council will process applications. The NPPF is supplemented by Planning Practice Guidance. One such guidance note of particular relevance is 'Conserving and Enhancing the Historic Environment'. Historic England is also committed to the production of a series of 'Good Practice Advice' notes to supplement the above. In due course the 2007 Local Plan will be replaced by the District Plan whose policies will then have full weight.

## 8.3. Contact and advice.

Applicants considering submitting any application should carefully consider the relevant policies and if necessary contact Officers to seek pre-application advice.

Telephone: 01279 655261

E-mail: [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)

Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

Or write to: Development Management, East Herts District Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ

## 8.4. Guidance Notes.

Applicants may also wish to refer to one of the several Guidance Notes previously referred to and available on the Council's website at:-  
[www.eastherts.gov.uk/article/34975/Conservation-Areas](http://www.eastherts.gov.uk/article/34975/Conservation-Areas)

## 8.5. Development Management - Potential need to undertake an Archaeological Evaluation.

Within the sites designated as being a Scheduled Ancient Monument or within an Area of Archaeological Significance (as shown on either the adopted Local Plan or emerging District Plan), the contents of policies BH1, BH2 and BH3 are particularly relevant.

## 8.6. Listed Building Control and Good Practice.

Those buildings that are individually listed are identified on the Character Analysis Map on p.33 and within the text of this document. Other pre-1948 buildings, structures or walls within the curtilage of a Listed Building may be similarly protected in law. Please seek pre-application advice on this point. Listed Buildings are a significant asset in contributing to the quality of the Conservation Area. It is essential that their architectural detailing is not eroded nor their other qualities and settings compromised.

## 8.7. Development Management – Unlisted Buildings that make an Important Architectural or Historic Contribution.

This Character Appraisal has identified at 5.7 a number of unlisted buildings/ groups of buildings that make an important architectural or historic contribution to the character or appearance of the Conservation Area. Any proposal involving the demolition of these buildings is unlikely to be approved.

8.8. Development Management – Other unlisted distinctive features that make an Important Architectural or Historic Contribution.

This Appraisal has identified various railings, walls, and gates that make a particular contribution to the character of the Conservation Area. Some are protected from demolition by virtue of exceeding the specified heights relevant to Conservation Area legislation or by Listed Building legislation. Any proposal involving the demolition of these railings, walls, and gates is unlikely to be approved. Removal of other PD rights involving the alteration of non-listed railings, walls, and gates will be considered.

8.9. There are other distinctive features that are integral to some of the important unlisted buildings identified above that make an important architectural or historic contribution, including chimneys, windows and other architectural detailing. In some situations protection already exists through existing planning controls but in other cases protection could only be provided by removing Permitted Development Rights via an Article 4 Direction. Should the Council consider such a course of action appropriate there would be a process of notifying the affected owners separately at a later date. The Council would then consider any comments made before deciding whether to confirm or amend the Direction.

8.10. Development Management – Wildlife Sites. Any development that adversely affects wildlife species occupying such sites will not normally be permitted and would need clear justification. Proposals will be considered against Policies ENV14 and ENV16 of the Local Plan.

8.11. Development Management – Important Historic Parks and Gardens. EHDC Supplementary Planning Document 'Historic Parks and Gardens' has identified the grounds of Furneaux Pelham Hall as being of local importance. Proposals that significantly harm such gardens special character will not be permitted and will be considered against Policy BH16.

8.12. Planning Control – Important open land, open spaces and gaps.

This Character Appraisal has identified the following particularly important open spaces:

- a) The grounds of Furneaux Pelham Hall.
- b) The fields to the North and South of The Street, and the verges to The Street, just to the West of Hall Cottage.
- c) The ground to the West of the Church of Saint Mary the Virgin.
- d) The churchyard of the Church of Saint Mary the Virgin.
- e) The field South of Perrymill House
- f) The field South of Thatch End
- g) The playing field of Furneaux Pelham C of E Primary School.
- h) The verges to The Street outside Lodge Farm Cottage and Blacksmith's Cottage
- i) The field West of Tinkers Hall Farm
- j) The field West of Quainty
- k) The field East of Craighdu
- l) The field South of Craighdu and Quainty
- m) The land outside the fronts of 1 to 8 The Old Common.

These open spaces will be protected. Other open spaces within the village, e.g. the school playing field, may have high amenity value but lack conservation special interest.

8.13. Planning Control – Particularly important trees and hedgerows. Only the most significant trees are shown diagrammatically. It has not been possible to plot trees on inaccessible land. Subject to certain exceptions all trees in a Conservation Area are afforded protection and a person wanting to carry out works has to notify the Council. Trees that have not been identified may still be considered suitable for protection by Tree Preservation Orders. Owners are advised to make regular inspections to check the health of trees in the interests of amenity and Health and Safety.

8.14. Planning Control - Important views. A selection of general views is diagrammatically shown. Policy BH6 is particularly relevant.

8.15. Enhancement Proposals. The Character Appraisal has identified a number of elements that detract which are summarised in the Table below together with a proposed course of action; other actions are also identified. Within the staff and financial resources available, Council Officers will be pro-active and provide assistance. It must be recognized that such improvements will generally be achieved only with the owner's co-operation.

#### 8.16 Schedule of Enhancement Proposals

<b>Detracting element</b>	<b>Location</b>	<b>Proposed Action.</b>
Fence in poor state of repair	Substation by River on The Street next to Brewery Tap PH	Request that the fence is replaced with a more secure fence of suitably quality for a Conservation Area location
Poor boundary treatment	Boundary to The Street, behind Brewery Tap PH	Requested that improvements are made to introduce a stronger boundary treatment, such as a mixed native hedge
Historic railings need maintenance and painting	To West side of Furneux Pelham C of E Primary School	Request railings are suitably restored by owners
Historic foot-scrappers outside Church need painting	Outside Church of Saint Mary the Virgin	Request that foot-scrappers are painted
Historic railings need maintenance and painting	Around grave of John Pottrell in churchyard	Request railings are suitably restored
Overgrown weeds and grass around graves	In churchyard of Church of Saint Mary the Virgin	Request that overgrown weeds and grass around graves are cut back and weeding takes place

Brick wall needs repairs	Outside Church of Saint Mary the Virgin along The Street	Request that this wall is suitably repaired
Footpath and steps are overgrown and difficult to access	Between The Causeway and The Street past the South of the school	Clear footpath and steps of vegetation and make path more accessible and usable
Inappropriate modern close boarded fence in a prominent location	Along The Street to the North of Furneaux Pelham Hall	Request that mixed native hedging is planted along the verge in front of the fence to shield it from views
Loss of local facilities that is eroding village life and changing the character of the area.	Extensive.	Through Neighbourhood Plan, planning system and associated protection measures.
Poor quality alterations and materials implemented under permitted development rights.	Scattered	Seek to implement an Article 4 direction. Protect and preserve surviving features and seek to restore previously lost features through future planning applications.
PVCu replacement window and doors and thick double glazing.	Scattered	Seek to implement an Article 4 direction. Retain historic originals and improve quality through future planning applications.
Modern development of neutral architectural quality harming the character and appearance of the CA.	Scattered	Seek better architectural quality that reinforces local styles and materials for future developments through the planning system.
Pressure for back-land development on gardens.	Scattered	Avoid harm through the planning system.
<b>Other Actions.</b>		
For discussion with Parish Council and community.		

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## Appendix 1

Historic England, in its Advice Note 1 'Conservation Area Designation, Appraisal and Management' (2016) provides a useful checklist to identify elements in a conservation area which may contribute to the special interest. The checklist is reproduced below:-

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded.